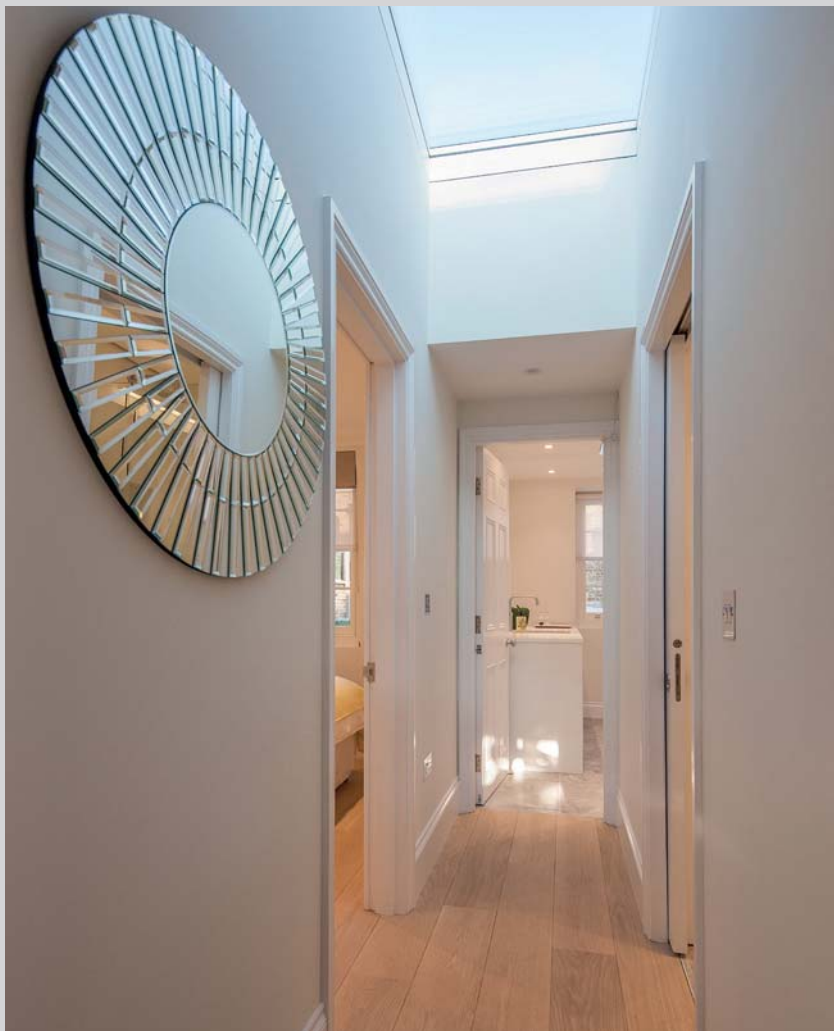


52

SHEPHERD MARKET

MAYFAIR LONDON W1

Unique opportunity to acquire a newly developed, mixed-use building in the heart of Shepherd Market.



The ground and lower floors contain the retail element with three beautifully refurbished one bedroom apartments on the upper floors. Nestled in the heart of Shepherd Market, the apartments have been developed to a high specification throughout. This charming location offers easy access to an eclectic mix of restaurants, boutiques and speciality shops together with transport links throughout London.





ACCOMMODATION AND AMENITIES

RETAIL UNIT

| The retail unit is let on a 10 year lease expiring in September 2027 at a rent of £90,000 per annum

APARTMENTS

- | Entrance Hall
- | Fully Fitted Bespoke Kitchens
- | Corian and Marble Shower Rooms
- | Double Bedrooms with Fitted Wardrobes
- | Solid Wood Flooring
- | Air Conditioning
- | Underfloor Heating
- | Good Storage
- | Entry Phone System
- | Intruder Alarm

INTERNAL AREAS:

- | Retail Unit - approximate net internal area of 1,252 sq ft (116 sq m)
- | Flat 1 - 426 sq ft (40 sq m)
- | Flat 2 - 426 sq ft (40 sq m)
- | Flat 3 - 404 sq ft (38 sq m)
- | Communal areas approximately 280 sq ft (26 sq m)
- | Total - 2,788 sq ft (260 sq m)

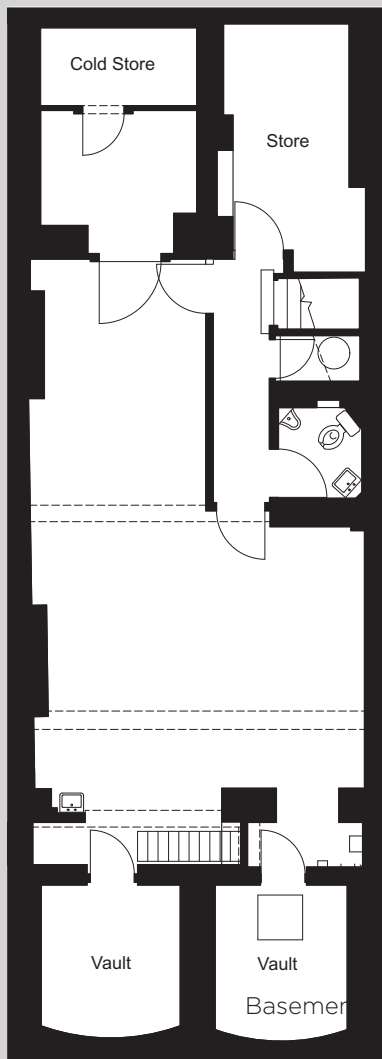
Flat 1 Let on a 6 month tenancy expiring in February 2018 at a rent of £660 per week

Flat 2 Let on a 1 year tenancy expiring in January 2019 at a rent of £645 per week

Flat 3 Let on a 1 year tenancy expiring October 2018 at a rent of £675 per week

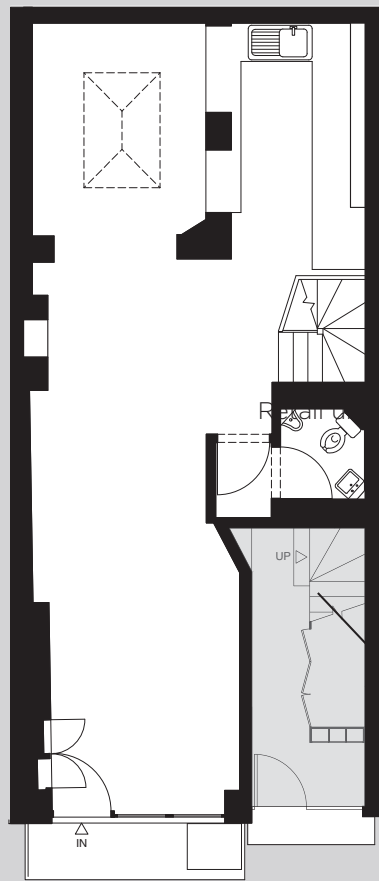
TENURE: Virtual freehold with circa 724 years remaining





Retail unit

Net internal
area (approx.)
116 sq m (1,252 sq ft)



Ground Floor

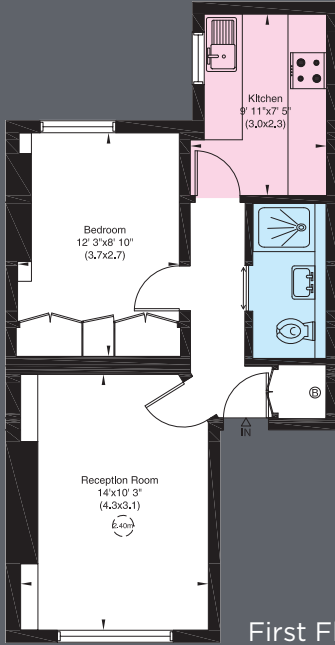


Not Included
Retail Unit



Flat 1

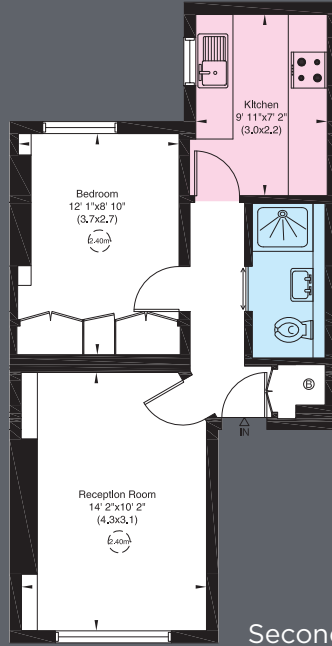
Gross Internal Area (approx.)
40 sq m (426 sq ft)



First Floor

Flat 2

Gross Internal Area (approx.)
40 sq m (426 sq ft)

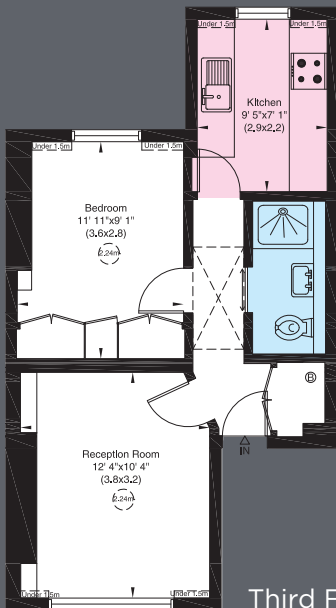


Second Floor

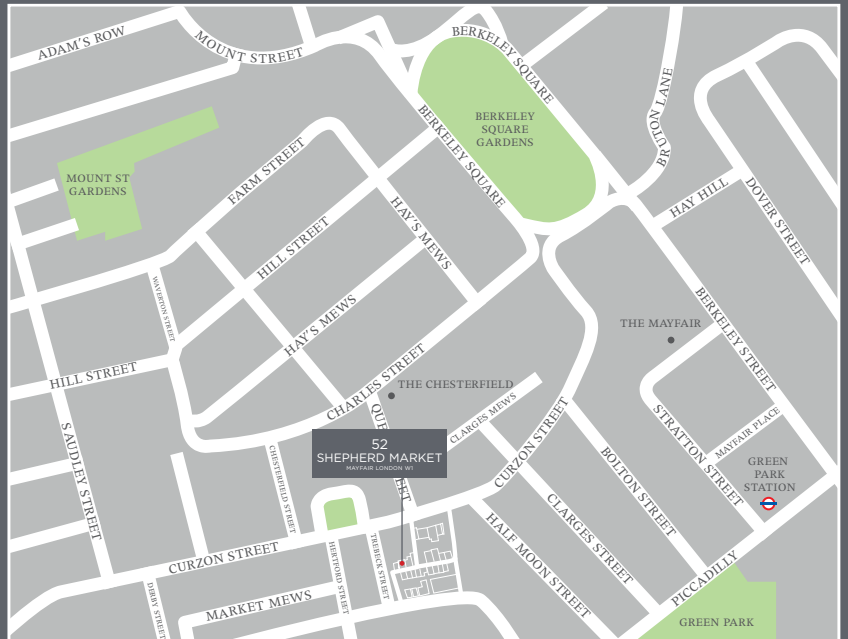


Flat 3

Gross Internal Area (approx.)
38 sq m (404 sq ft) Includes under 1.5m



Third Floor



LONDON | MONACO

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