

RAPLEYS

rapleys.com
0370 777 6292

LEASE FOR SALE **Prime Commercial Unit**

18 Berkeley Street,
London W1J 8NF

CONTACT **Mike Bumford**
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Richard Curry
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Former car showroom fitted to
high specification

Prime Central London location

392.33 sq m (4,223 sq ft)
arranged over ground and
basement levels

Suitable for alternative uses,
subject to planning

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Location

The property is located on Berkeley Street, just to the south of Berkeley Square and to the north of Piccadilly (A4).

Green Park underground station is 0.2 mile (3 minutes walk) distance, whilst both Piccadilly Circus and Bond Street underground stations are 0.5 mile (10 minutes walk) away.

Nearby operators include **Amazonico**, **Jack Barclay Bentley**, **Joe & The Juice**, **Novikov**, **Rolls-Royce**, **Sexy Fish** and **The May Fair**.

Description

The subject property is arranged over ground floor and basement levels, with an approximate five metre frontage on Berkeley Street. The premises previously operated as a car showroom with room to display approximately 4-5 vehicles. A car lift between levels remains in-situ.

The basement is fitted as a showroom and ancillary office space. The property benefits from suspended ceilings (3m+) and tiled flooring throughout, with glass partitioning.

Accommodation

The property comprises the following approximate dimensions and areas:

	Sq m	Sq ft
Ground floor	228.08	2,455
Basement	164.25	1,768
Total	392.33	4,223

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Lease by way of assignment. Alternatively, a new lease may be available by separate negotiation with the landlord.



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Terms

Rent on application.

Use Class

Currently the premises has sui generis use. Other uses will be considered, subject to planning.

Rating

We are advised that the Rateable Value for the property is £128,000 and the UBR for 2021/22 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA . Regulated by RICS.

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