

31

TO LET

NORTH

ROW

MAYFAIR, W1K 6DA

ATTRACTIVE MID TERRACE PERIOD BUILDING  
PRIME LONDON MAYFAIR

CLASS E

MULTIPLE FLOORS AVAILABLE

RIB

ROBERT IRVING BURNS



# LOCATION

Mayfair is internationally recognised as one of the most exclusive areas in London. Bounded by Oxford Street to the north, Regent Street to the east, Piccadilly to the south and Park Lane to the west. Mayfair's timeless elegance reflects the city's heritage and English culture, with some of the world's most desirable street, boutiques, Michelin-starred restaurants, Luxury five-star hotels and exclusive private members clubs.



ANNABEL'S



BERKLEY SQUARE



KOYN



NEW BOND STREET

W1 MAYFAIR



CLADRIDGE'S





## RETAIL

- 01 Fortnum & Mason
- 02 Rolex
- 03 Goyard
- 04 Christian Louboutin
- 05 Ferrari
- 06 Burlington Arcade
- 07 Hedonism Wines
- 08 Louis Vuitton
- 09 Patek Philippe
- 10 Selfridges
- 11 Liberty

## HOTELS

- 12 The Ritz
- 13 The Connaught
- 14 The Four Seasons
- 15 The Dorchester
- 16 The May Fair
- 17 Claridges
- 18 The Washington Mayfair

## DINING & NIGHTLIFE

- 19 Umu
- 20 Annabel's
- 21 Nobu
- 22 Langan's Brasserie
- 23 Benares
- 24 The Arts Club
- 25 Novikov
- 26 Hakkasan
- 27 Park Chinois
- 28 Bacchanalia
- 29 Kingly Court
- 30 Scott's
- 31 La Petite Maison

## CULTURE

- 32 Sotheby's
- 33 Royal Academy of Arts
- 34 Richard Green Gallery
- 35 Phillips
- 36 Waddington Custot Gallery
- 37 Halcyon Gallery
- 38 Gagosian
- 39 Hauser & Wirth

## WELLBEING & WELLNESS

- 40 Fitness First
- 41 Ten Health & Fitness
- 42 Lansdowne Club
- 43 Berkley Square

# CONNECTIVITY

### Walking times:

<b>Bond Street</b> 15 mins	<b>Regent Street</b> 17 mins
<b>Oxford Circus</b> 13 mins	<b>Berkley Square</b> 13 mins
<b>Tottenham Court Road</b> 20 mins	<b>Hyde Park</b> 8 mins
<b>Piccadilly Circus</b> 25 mins	<b>Oxford Street</b> 13 mins
<b>Marble Arch</b> 4 mins	<b>Wigmore Street</b> 8 mins

### Underground travel times to:

<b>Paddington</b> 13 mins	<b>Farringdon</b> 13 mins	<b>Heathrow Airport</b> 39 mins
<b>Victoria</b> 26 mins	<b>King's Cross</b> 23 mins	<b>Baker Street</b> 11 mins



# DESCRIPTION

Self-contained building arranged over ground, first and second floors and benefits from two entrances directly from North Row, which runs parallel to Oxford Street.

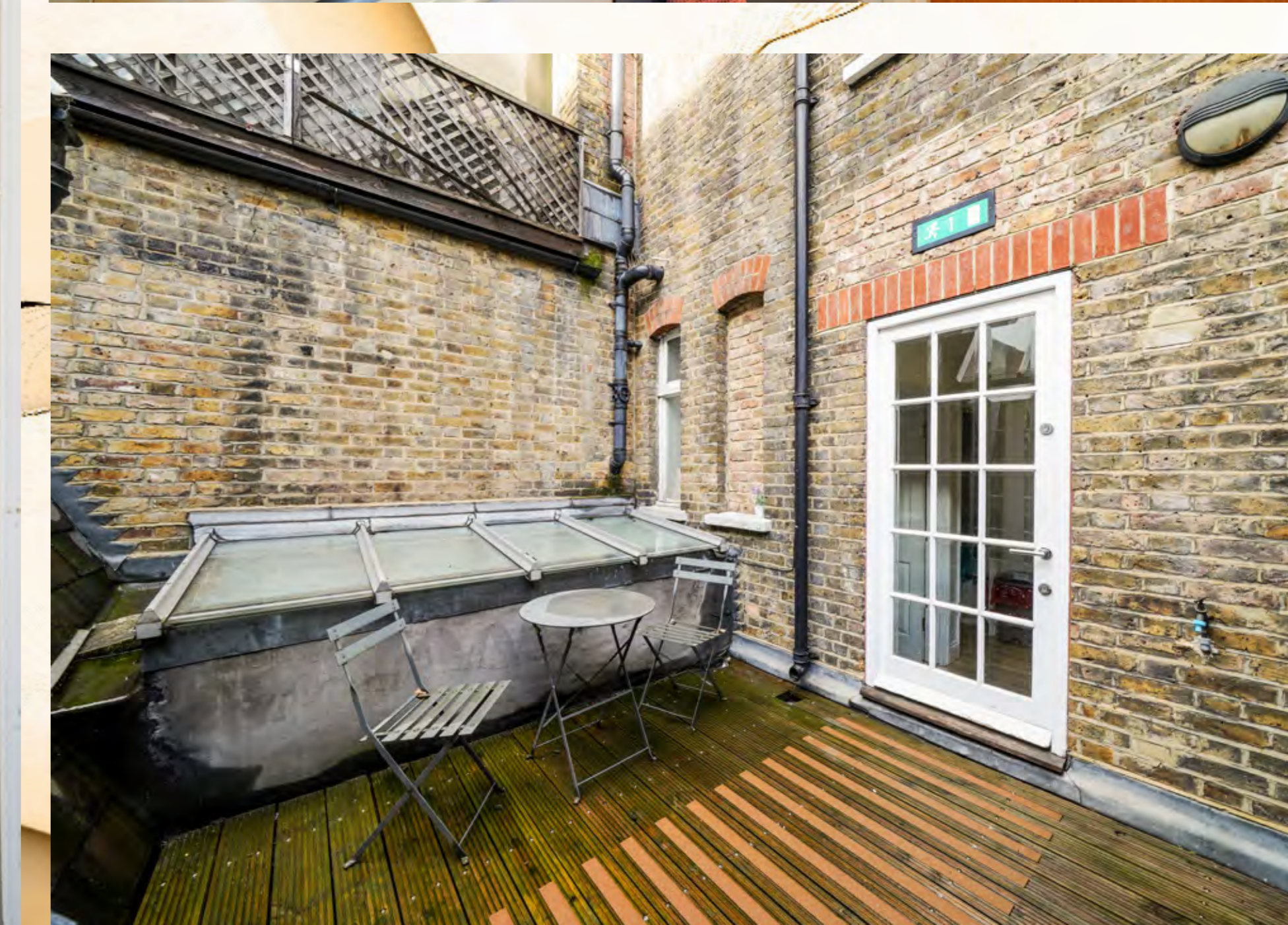
The property benefits from high ceilings and window frontage onto North Row. There is also a private terrace at first floor level between the front & rear of the building and space to park a vehicle immediately outside.









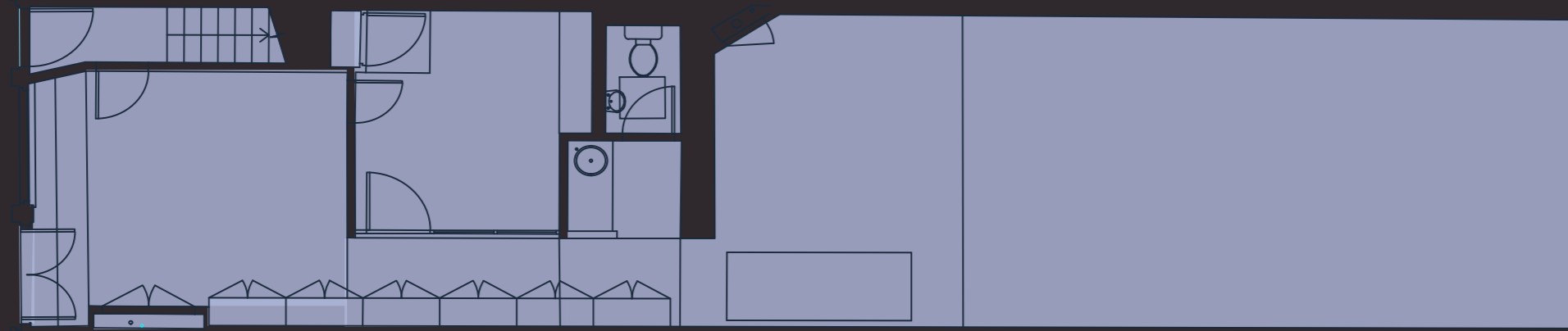


GALLERY

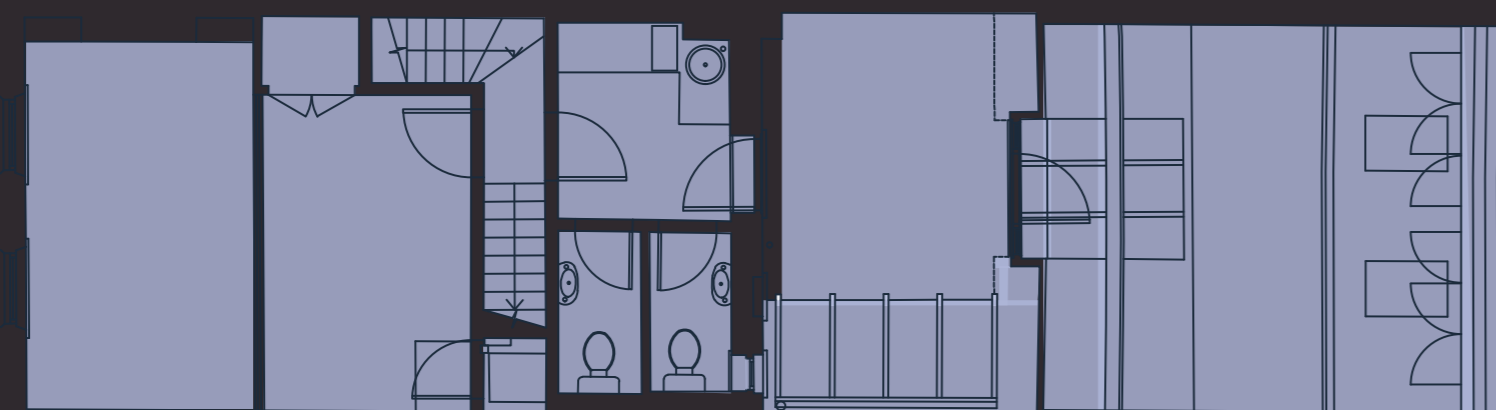


# FLOOR PLANS

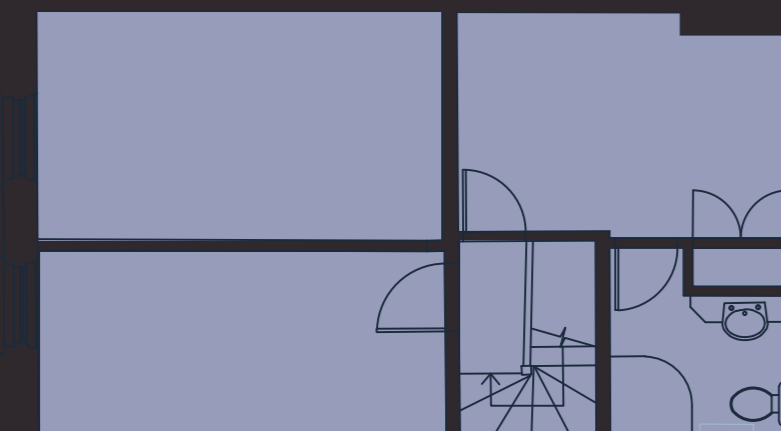
# FLOOR AREA & FINANCIALS



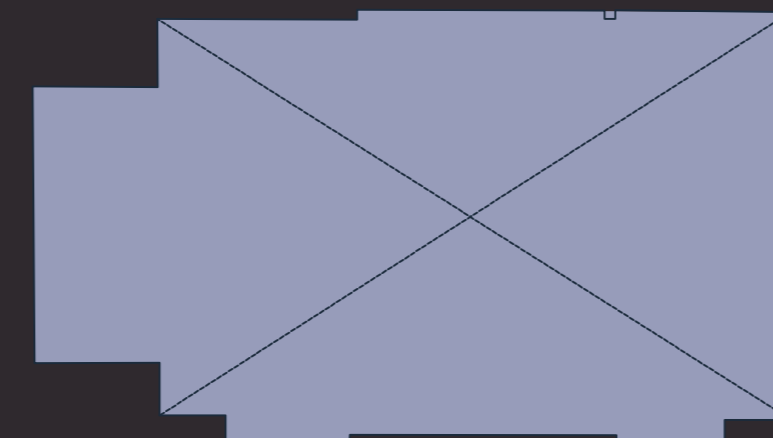
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR (PROPOSED)

Size	sq ft
Ground Floor	1,004
1st Floor	693
2nd Floor	423
Terrace	273
Total	2,394

**RENT**  
£190,000 PA

**ESTIMATED RATES PAYABLE**  
£32,000 PA

**SERVICE CHARGE**  
TBC

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## FLOOR PLAN

Scaled floor plan available upon request.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC

## VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

April 2024.

## CONTACTS

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