

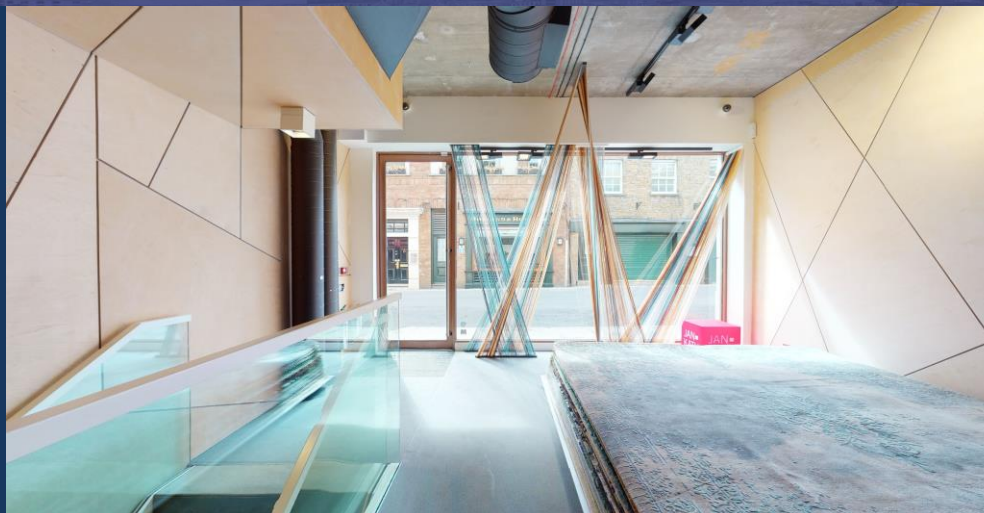
LONIC

020 7486 0900

LONDON & NEW YORK

**“EXCLUSIVE MAYFAIR
SHOWROOM TO LET”
2,000 SQ. FT.**

**20 BRUTON
PLACE,
W1J 6LZ**



**Appointment
through
sole agents:**

Jonny Novick

jn@lonic.eu
07811 100 622

Michael Firestone

mf@lonic.eu
07909 224 095

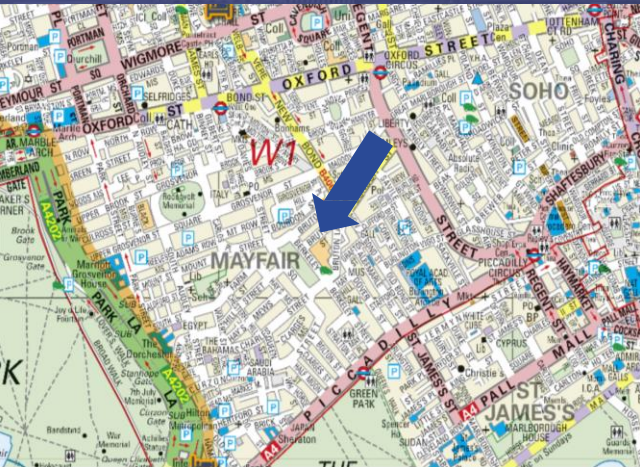
Virtual Tour - <https://my.matterport.com/show/?m=uaWKUWwyLuf>

APPROXIMATE COSTS:

**Ground & Lower
Ground Showroom
To Let In The Heart of
Mayfair**

**2,000 Sq. Ft.
186 Sq. M.**

RENT PA	BUSINESS RATES 2019/20 PA	SERVICE CHARGE PA	TOTAL INCLUSIVE COST PA PCM
£200,000	£45,069* * 100% relief applicable for 2020/21	£4,000	£249,069 £20,756

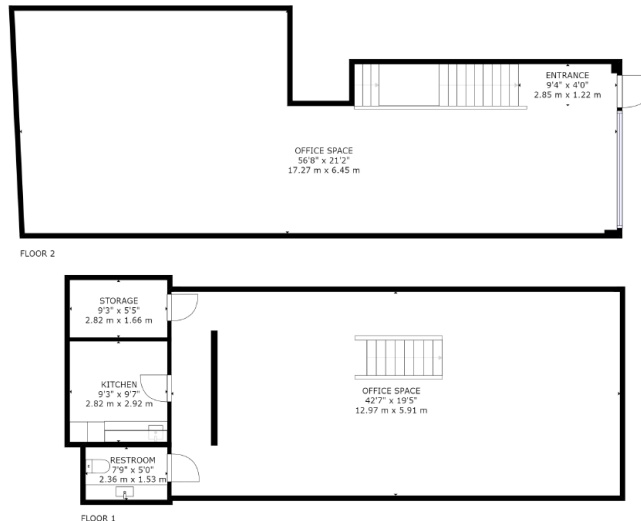


**20 BRUTON PLACE
W1J 6LY**

Amenities:

Over 3m Floor to Ceiling Height (both floors)

- Fob Entry System
- CCTV Camera
- Spot Lights
- Kitchen (Lower Ground Floor)
- Fibre (G-Network)
- Comfort Cooling
- 24 Hour Access
- Part Perimeter Trunking (Lower Ground)



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LOCATION:

The property is located on Bruton Place close to its junction with Bruton Street giving access to New Bond Street and Berkeley Square within the heart of Mayfair. Communications are excellent with Oxford Circus, Green Park and Piccadilly Underground Stations located close by. In addition, numerous bars and restaurants are in the locality such as Sexy Fish, Annabel's, Morton's and Alfred Dunhill.

ACCOMODATION:

Modern, self-contained ground and basement floors, including impressive large front facia windows, 3m floor to ceiling heights, comfort cooling, kitchenette, spot lights & CCTV camera in situ.

LEASE:

An assignment of the existing lease to expire on 7 August 2023. A reverse premium of £50,000 is available to an incoming occupier.

Floor	Sq. Ft.
Gr Floor	1,012
LG Floor	988
Total	2,000

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

