

**LOCATION**

The premises in the heart of Mayfair close to the junction between Old Bond Street and Burlington Gardens, adjacent to the entrance into Burlington Arcade. Nearby occupiers include **Ralph Lauren, Tiffany & Co, Chanel** and **Salvatore Ferragamo**.

DEMISE

The accommodation is arranged over ground only, comprising 647 sq ft (60.1 sq m).

TERM

The premises are available, subject to securing vacant possession, by way of a sub-lease for a term to be agreed.

RENT

On Application

LEGAL

Each party is to cover their own legal costs incurred in the transaction.

EPC

A copy of the energy performance certificate is available upon request.

Accommodation

Frontage	16 ft	4.9 m
Ground	647 sq ft	60.1 sqm
Total	647 sq ft	60.1 sqm

Business Rates

Rateable Value (2023)	£275,000
Rates Payable (2023/24)	£146,300
Please verify with the local authority	

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SUB-LEASE AVAILABLE

4 BURLINGTON GARDENS

LONDON, W1



50 metres

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