

ESTABLISHED LICENSED CAFÉ FOR SALE – APPROX 847 FT² (79 M²)
CONFIDENTIAL DISPOSAL – STAFF UNAWARE



15B CLIFFORD STREET, MAYFAIR, LONDON, W1S 4JZ

LOCATION The property is located in Mayfair amongst many well known hospitality operations and is within minutes' walk from Burberry, Chanel, Dior, Hermès and Louis Vuitton to name but a few. It sits roughly equidistant away from Bond Street (Central, Elizabeth & Jubilee lines), Green Park (Jubilee, Piccadilly & Victoria lines) and Oxford Circus (Bakerloo, Central & Victoria lines).

DESCRIPTION Established for over 40 years, this busy & successful fitted café with provides a large service counter and approximately 16-20 seated covers internally plus seating for 8 externally. The deli counter is typical for this type of operation and its removal could make way for 10-20 extra internal covers. The basement houses the kitchen, stores and WCs. The property does not have the benefit of full cooking extract and the approximate GIA measurements are:

Basement	470 ft ² / 43.67 m ²
Ground	377 ft ² / 34.99 m ²
Total	847 ft ² / 78.66 m ²
External	8 Covers

PREMISES LICENCE The sale of alcohol is permitted on or off the premises between the hours of 10:00 to 23:00, 7 days a week. On sales are ancillary to seated customers taking a table meal.

BUSINESS RATES The VOA website advises that the current rateable value is £83,500 giving rise to a rates payable of approximately £11,105 for the F.Y. 2023/24, taking into account the Retail, Hospitality and Leisure relief scheme. Interested parties are advised to make their own enquiries in this regard.

TENURE The property is available by way of an assignment of the existing protected effective fully repairing and insuring lease which is for a term commencing 25th March 2021 and expiring 4th March 2027 and at a rent of £110,000 pa. The lease incorporates an RPI linked rent review on 25th March 2024.

PRICE Our clients are seeking substantial premium offers for their lease, Premises Licence and all trade fixtures and fittings in situ. Price on application.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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