

# 19-20 Dover Street

MAYFAIR W1

RARE OPPORTUNITY TO OWN A PRIME RESTAURANT IN THE HEART OF MAYFAIR

## Investment Summary

- Rare opportunity to acquire an attractive restaurant unit in the heart of Mayfair.
- Double-fronted unit on Dover Street, one of Mayfair's most sought after micro-locations for retail, restaurants and private members clubs.
- Excellent transport links, less than a 4-minute walk to Green Park Station.
- Providing 3,861sq ft NIA of Class E accommodation over ground and lower ground floors.
- Let to Eatmas Ltd, trading as El Norte, on a 20-year lease expiring in May 2041.
- Topped-up rent of £410,000 per annum, with upward only open market reviews every 5 years, providing scope for significant reversion.
- Potential to get vacant possession, suiting owner occupiers.
- Held on a 175-year long-leasehold at a peppercorn rent, expiring in December 2188 (c.164.8 years remaining).
- Offers are invited for the long leasehold interest.



# Location

Mayfair is internationally renowned as one of the most affluent and exclusive addresses the World, and is home to some of London's finest hotels, Michelin star restaurants and luxury retailers, making it is London's most desired location to live, work, shop and eat.

The property is situated in the middle of Dover Street on the eastern side of the street. Dover Street is one of the most sought-after retail and restaurant destinations and runs parallel to Bond Street and Albemarle Street.

The property is a short walk from Green Park underground station and is in close proximity to Berkeley Square and Green Park, providing access to open green space.



## Description

Comprising a highly prominent restaurant unit with double-frontage to Dover Street, one of Mayfair's most prestigious locations for hotels, restaurants and private members' clubs, situated just moments from Berkeley Square and Bond Street.

The self contained unit is arranged over lower ground and ground floors, and was recently subject to an extensive fit-out by the tenant to create a high-quality restaurant and bar.





## Tenancy

Single-let in accordance with the tenancy schedule below.

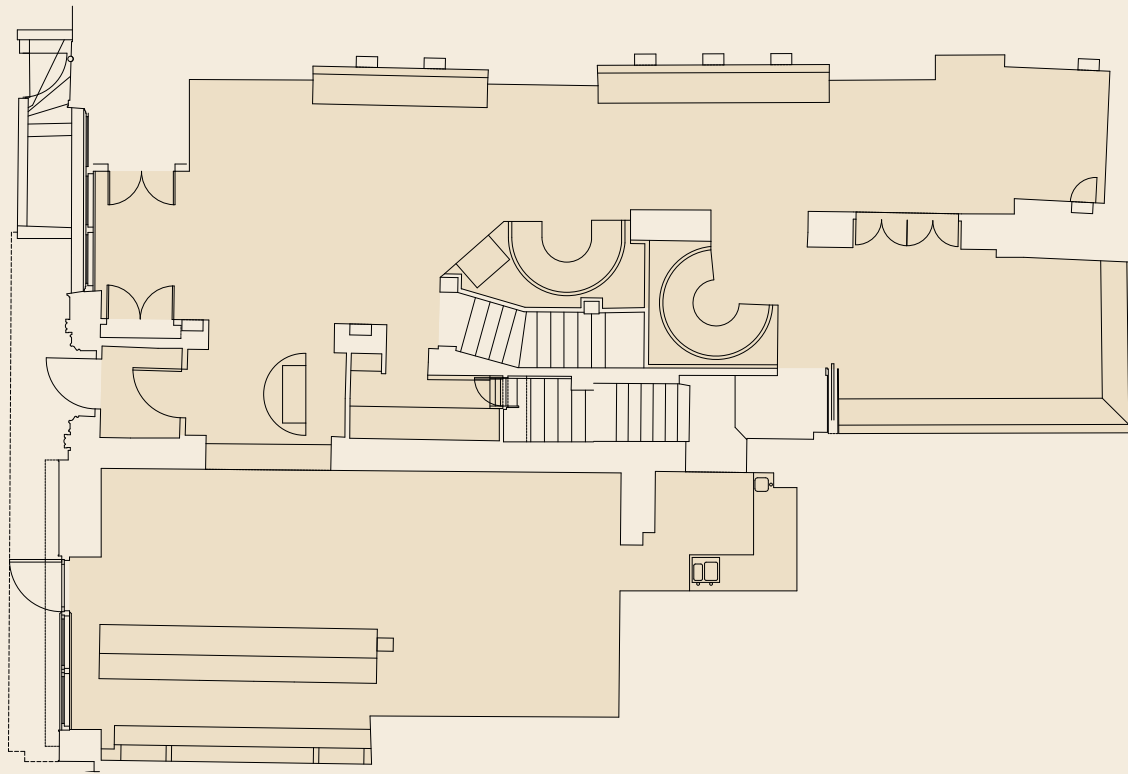
FLOOR	USE	NIA (SQ FT)	NIA SQ M	TENANT	LEASE EXPIRY	BREAK	RENT REVIEW	RENT (PER ANNUM*)
Ground	Class E Restaurant	1,988	184.7	Eatmas Ltd t/a El Norte	03/05/2041	n/a	04/05/2026	£410,000
Lower Ground	Class E Restaurant	1,873	174.0					
<b>Total</b>		<b>3,861</b>	<b>358.7</b>					<b>£410,000</b>

\* Current passing rent of £380,000, with fixed uplifts to £390,000 pa from May 2024 and £410,000 pa from May 2025. Vendor to top up to 2025 fixed uplift.

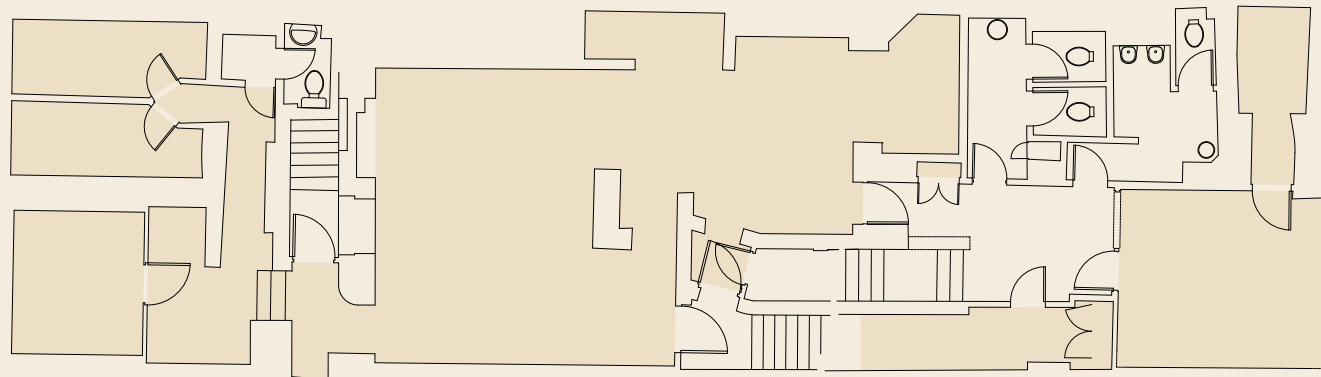
- Subject to an upward-only open market rent review in May 2026, and every 5 years thereafter, providing scope for significant reversion.
- Rent deposit of £189,000 plus VAT.

# Floor Plans

DOVER STREET



GROUND  
FLOOR



LOWER  
GROUND  
FLOOR

Not to scale.  
Indicative only.





YVES SAINT LAURENT (PRE-LET)

THE CABOCHON HOTEL ((CONSENTED))

MONIKA SPRUEITH & PHILOMENE MACKERS ART GAL (RET)

BRUTON LANE

NEW BOND STREET

OLD BOND STREET

GRAFTON STREET

ALBEMARLE STREET

ALBEMARLE STREET

STAFFORD STREET

STAFFORD STREET

DOVER STREET

BERKELEY STREET

GIVENCHY LADIES & MENS WEAR

SAINT LAURENT PARIS LADIES & MENS WEAR

ROLEX (OPENING SOON)

THE VAS OLEO PUBLIC HOUSE NICHOLSONS FREEHOUSE

GARRARD

HOLLY HUNT INTERIOR DECORATIONS

BROWNS HOTEL & CHARLIE'S AT BROWNS BRITISH RESTAURANT

EL NORTE

19 - 20

LANSEROF AT THE ARTS CLUB HEALTH CLUB

EMILIE SHERIFF RESTAURANT

VACANT

REFLEX ANGELO

MAISON BONNET

EIGHT LUXURIES

BOCHNER

ACNE STUDIOS LADIES & MENS WEAR

KOOPMAN RARE ART ART GAL (RET)

MINKY HSE

AMERICAN REST

VACANT

ENTRANCE

GARAGE

RELE GALLERY

ENTRANCE

THE CLARENCE PUBLIC HOUSE

ENTRANCE

MAISON ESTELLE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

ACHILLE SALVAGNI

MALLUCCI

FUMI ART GALLERY (RETAIL)

OFFICE

12 HAY HILL SOCIAL CLUB

HAY HILL BERKELEY HOUSE

COLLIER BRIDGE LUXURY BAR

JAMES PERSE LADIES & MENS WEAR

WAREHOUSE

ENTRANCE

FRENCH RESTAURANT

DOCTORS SURGERY

THE DOVER RESTAURANT

ENTRANCE

BAGATELLE FRENCH RESTAURANT

EPOK

ENTRANCE

UND/ALTN

VICTORIA BECKHAM LADIES & MENS WEAR

OFFICE

GALERIE THADDAEUS ROPAC ART GALLERY (RETAIL)

ERCO LIGHTING

ENTRANCE

ENT

GAZZELL ART HOUSE ART GALLERY (RETAIL)

THE ARTS CLUB SOCIAL CLUB

GALERIE BULLAKIA ART GALLERY (RETAIL)

ENTRANCE

RICHARD SALTOUN ART GALLERY (RETAIL)

SOCIALISTA LOUNGE SOCIAL CLUB

ENTRANCE

JC GALLERY ART GAL (RET)

OZZIE RIZZO HAIR

NIJU JAPANESE GRILL & SUSHI BAR

ENTRANCE

ALBANE FRENCH RESTAURANT

ENTRANCE

THE DOVER RESTAURANT

ENTRANCE

BAGATELLE FRENCH RESTAURANT

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ENT

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THE ARTS CLUB SOCIAL CLUB

GALERIE BULLAKIA ART GALLERY (RETAIL)

ENTRANCE

RICHARD SALTOUN ART GALLERY (RETAIL)

PETER HARRINGTON SECONDHAND GOODS

OFFICE

WAREHOUSE

VACANT

CLARENDON FINE ART ART GALLERY (RETAIL)

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## Tenure

Held on a long leasehold -  
175 years from 19/12/2013 at a  
peppercorn rent.

## EPC

EPC rating of B-35

## Planning

Located in the City of Westminster.  
The property is not listed but  
is located within the Mayfair  
conservation area.

## Contact

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