



# Marlborough Head Pub

**TO LET**

North Audley Street,  
North Mayfair,  
W1



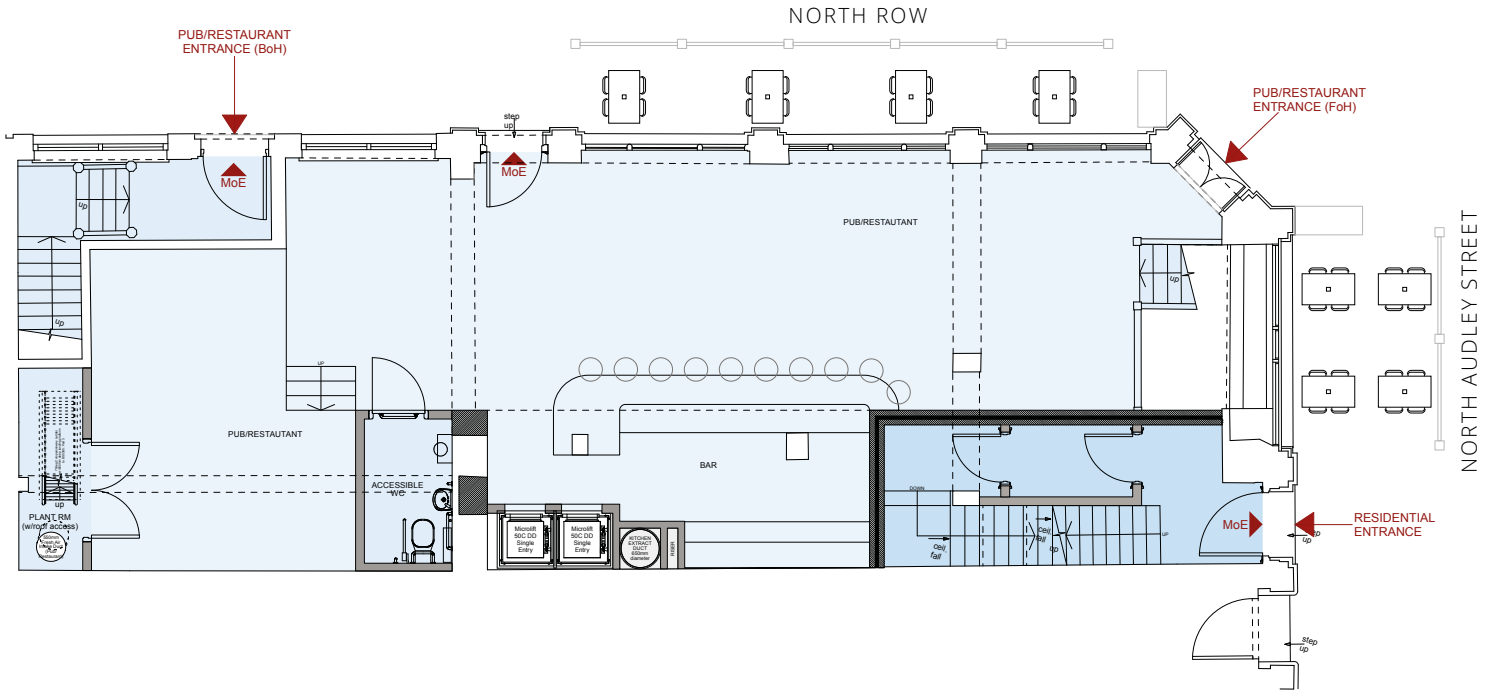
GROSVENOR



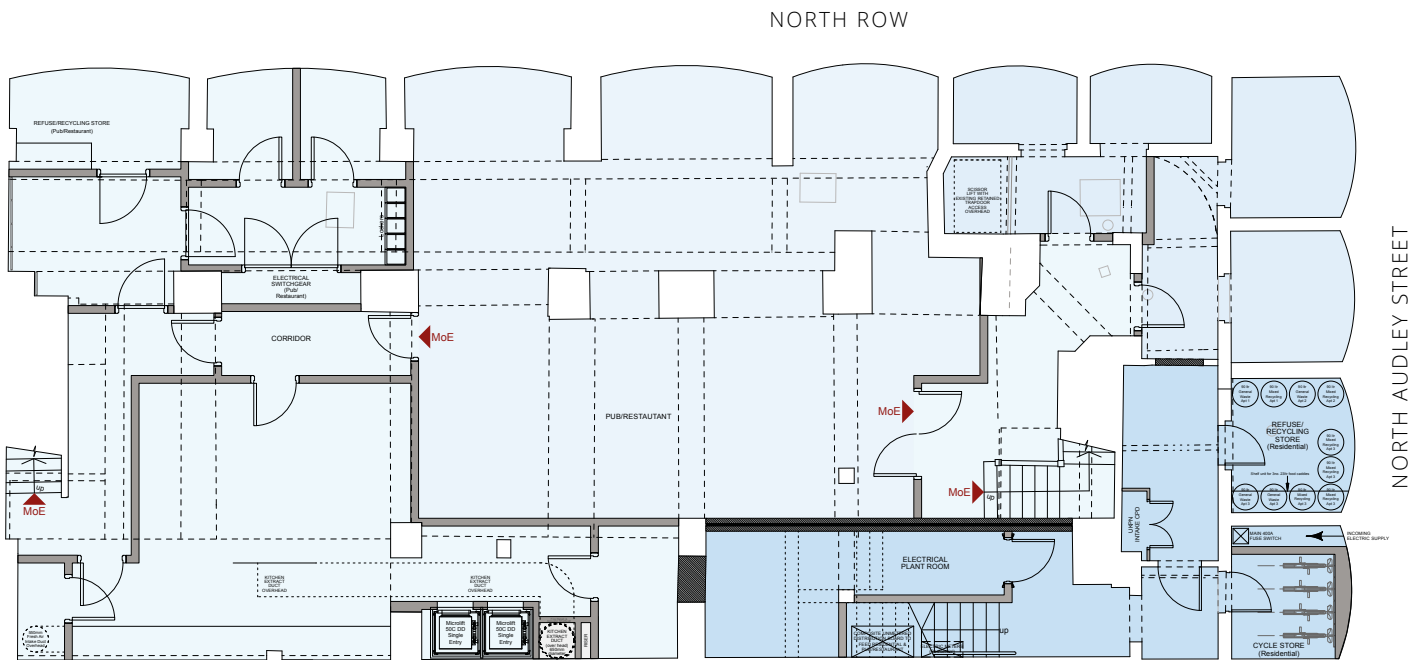
# North Audley Street

Standing between Oxford Street and Grosvenor Square, North Mayfair presents an exciting neighbourhood for local office workers and visitors. The area is fast becoming one of London’s most exciting restaurant neighbourhoods, with new openings in the last 12 months alone including Bibi, Cubitts at The Barley Mow, Saltie Girl and Apricity with more openings coming in the next year. The Marlborough Head pub offers an opportunity to add to the neighbourhood’s F&B credentials but also to reinvent a local pub in the heart of Mayfair. The unit benefits from its close proximity to Selfridges, the Bond Street underground and Crossrail exit.

# Ground floor



# Basement



## Floor Areas:

<b>Ground floor</b>	122 sqm   1,313 sq ft
<b>Basement</b>	231 sqm   2,489 sq ft
<b>Total</b>	<b>353 sqm   3,802 sq ft</b>

With external seating on both North Audley Street and North Row (subject to pavement licence)

**Specification:**

The unit will be fully redeveloped and refurbished to provide shell and core accommodation.

A full specification is available on request.

**Rent:**

Upon application.

**Planning:**

The pub falls within the Sui generis use class.

**Liquor Licence:**

The liquor licence has been protected ready to transfer to the incoming tenant.

**Handover Date:**

It is anticipated the unit will be handed over in Q3 2023.

**Business Rates/Service charge:**

Business Rates, Insurance and Service Charge to be assessed.

**Costs:**

Each party to bear their own legal and professional costs.

**Lease Terms:**

The unit will be available on standard Grosvenor terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Grosvenor offers a Retail Concierge service, providing a menu of options including launch and facilities management support. Please ask the instructed agents for further details.

**EPC:**

An EPC will be undertaken on completion of the occupier's fit out.

**Strictly by appointment through the joint agents:**

DAVIS  
COFFER  
LYONS

**Tracey Mills**

Tmills@DCL.co.uk  
+44 07771667069

**Kate Taylor**

Ktaylor@DCL.co.uk  
+44 07766657205

**George Collison**

George.collison@savills.com  
+44 7590329557

**Josh Leon**

Josh.Leon@savills.com  
+44 7951023263