

GOLDENBERG
REAL ESTATE

47 Albemarle Street

LONDON W1

Freehold Retail Gallery and Residential Building For Sale



Investment Summary

Super Prime Mayfair Location

Highly attractive 18th Century building of
7,940 sq ft (737.6 sq m)

Freehold

Commercial income of £240,500 from the ground
floor and basement

5 floors of residential accommodation currently
arranged as 3 separate apartments. Two of these
are duplexes and all apartments are available with
vacant possession.

Price on application

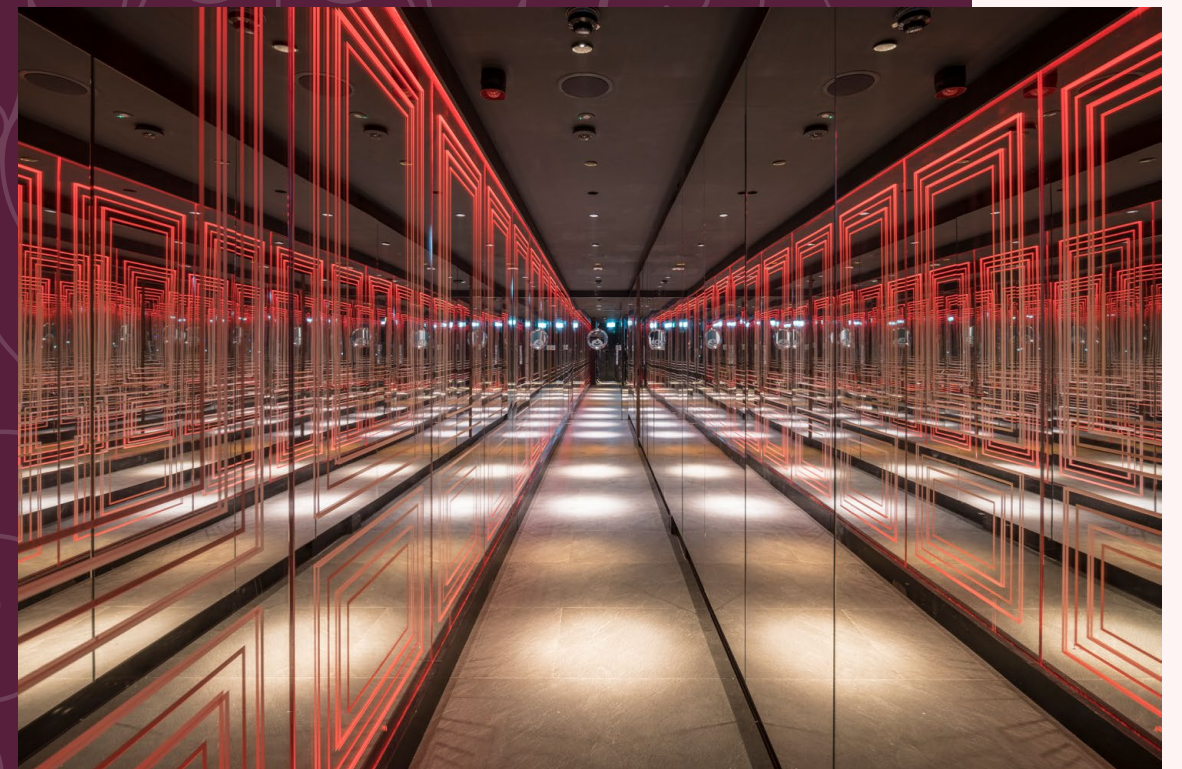


The Building

The property was built in the early 18th Century and has been home to a long list of notable residents from country gentlemen, military heroes, aristocrats, politicians, independent women, as well as publishers, tailors, art dealers, beauticians and solicitors.

It was the home of John Adey Repton, the son of garden designer Humphry Repton. The first owner, Sir John Hales, was from an historic Kentish family, while one of the later owners, Dame Evelyn E.M. Fox, worked tirelessly for the education of mental illness.

The Grade II listed property is arranged over basement, ground and 5 upper floors. The basement comprises the kitchen for MNKY HSE of 8-10 Dover Street which backs onto the subject property, the ground floor, a gallery and the upper floors are arranged as 3 apartments, 2 of which are duplexes.



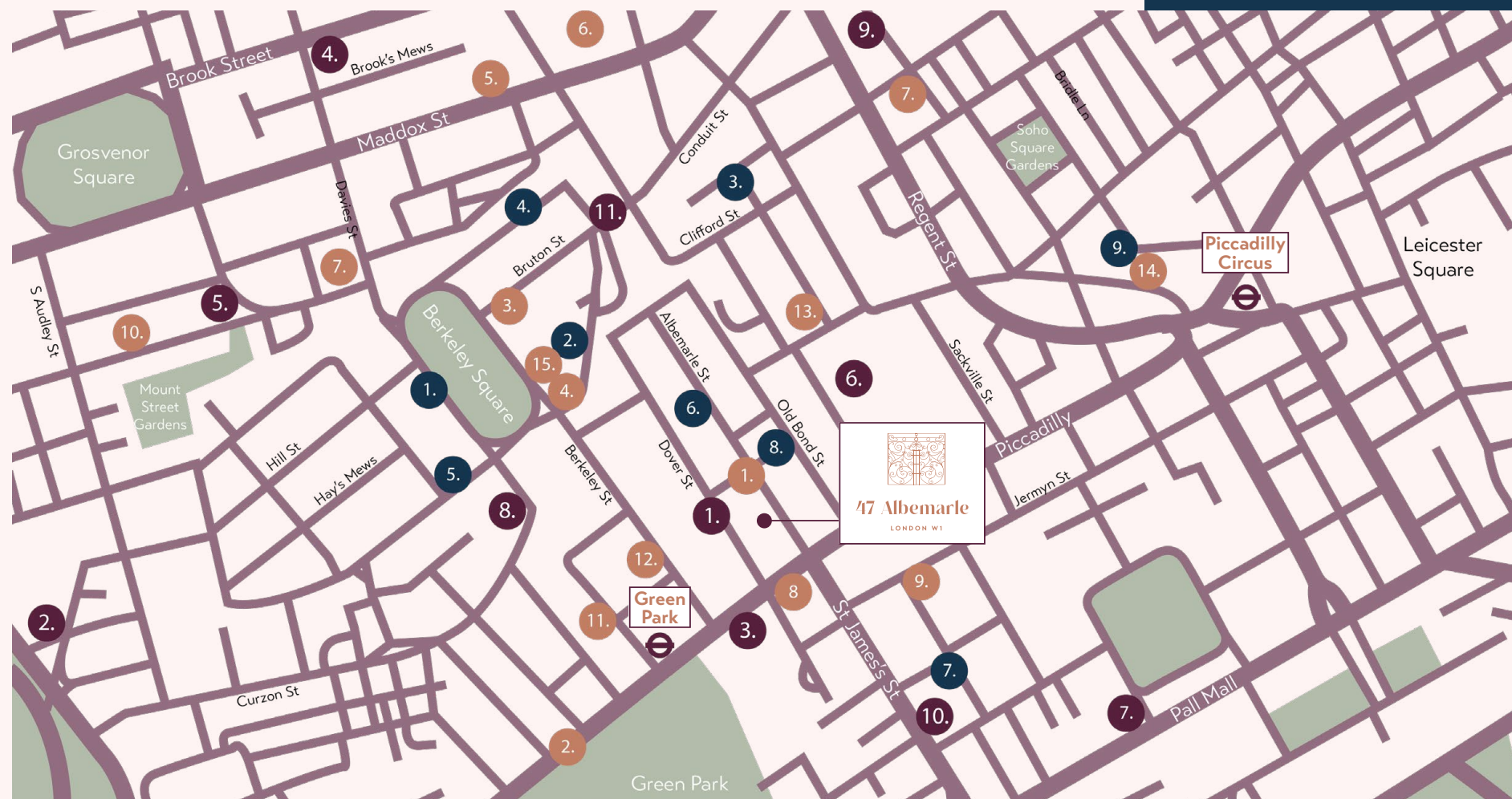
Mayfair is regarded as the most affluent Central London submarket and home to a multitude of global business headquarters; some of the world's finest retail brands and restaurants and also boasting some of London's finest homes. It is recognised as the world's premier retail destination. Old Bond Street is located directly parallel to Albemarle Street, with New Bond Street and Savile Row to the north and Jermyn Street to the south.

Location

Mayfair benefits from an unrivalled choice of five-star hotels, world-class Michelin star restaurants and exclusive private member's clubs. Occupiers are drawn to the abundance of amenity, history, and exclusivity.

The Property is situated a few minutes walk from two of London's finest Royal Parks: Green Park and St James's Park, thus offering almost 100 acres of green space.

Albemarle Street is a vibrant and sought-after destination, famous for its cutting-edge luxury fashion brands and art galleries. Retailers on Albemarle Street include: **Cartier, Garrard, Thom Browne, Givenchy, Boodles, Paul Smith, Self Portrait** and **Moncler**.



LONDON W1

Restaurants

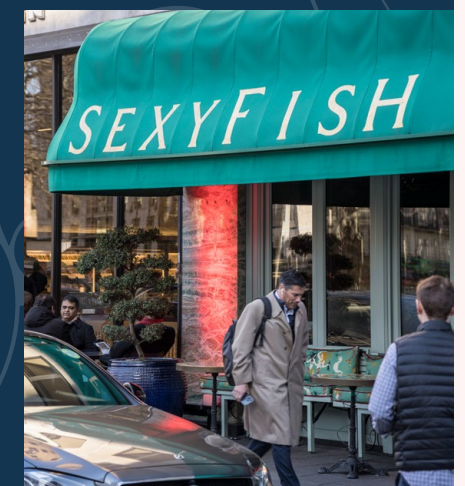
1. Gymkhana
2. Hakkasan
3. HIDE
4. Sexy Fish
5. Sparrow Italia
6. The Maine
7. Bacchanalia
8. The Wolseley
9. Quaglinos
10. Scott's
11. Langan's Brasserie
12. Novikov
13. Cecconi's
14. Brasserie Zedel
15. Amazonico

Lifestyle

1. The Arts Club
2. Dorchester Hotel
3. The Ritz
4. Claridges
5. The Connaught
6. Royal Academy of Arts
7. Army & Navy Club
8. The Landsdowne Club
9. Barry's Soho
10. E by Equinox St James's
11. 1 Hotel London

Bars & Pubs

1. Annabel's
2. Mr Fogg's Residence
3. The Burlington Arms
4. The Guinea Grill
5. The Footman
6. The Donovan Bar
7. Davy's at St James'
8. The Goat Tavern
9. Bar Americain

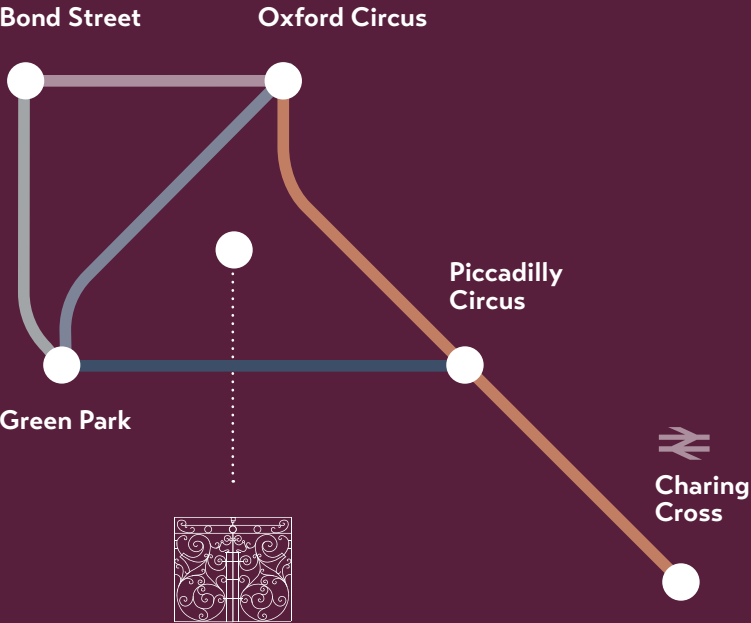




Connectivity

Mayfair boasts excellent connectivity with Green Park (Jubilee, Victoria and Piccadilly lines), Piccadilly Circus (Piccadilly and Bakerloo lines), Leicester Square (Northern and Piccadilly lines) and Charing Cross (National Rail, Northern and Bakerloo lines) stations all within walking distance of Albemarle Street.

The Elizabeth Line Station at Hanover Square, just 10 minutes walk away allows access to Heathrow Airport in approximately 34 minutes.



47 Albermarle
LONDON W1

Green Park	Piccadilly	Bond Street	Oxford Circus	Charing Cross
3 mins	8 mins	11 mins	12 mins	18 mins
3 mins	4 mins	6 mins	5 mins	8 mins
5 mins	5 mins	6 mins	9 mins	10 mins

Accommodation Schedule

Floor	Use	Sq ft	Sq m	Comments
5th	Residential	575	53.4	5th and 4th currently arranged as a duplex
4th	Residential	1041	96.7	
3rd	Residential	1218	113.2	3rd and 2nd currently arranged as a duplex
2nd	Residential	1192	110.7	
1st	Residential	1242	115.4	
Ground	Gallery	1035	96.1	
Basement	Kitchen	1637	152.1	
Total		7940	737.6	

Note: Residential areas are GIA and Commercial NIA

Tenancy information:

The ground and basement are leased on the following terms:

Accommodation	Tenant	Term	Rent	Rent review	Comments
Ground	Blue Rider Art UK Ltd	10 years from 5th December 2022	£180,000	5-yearly	Stepped rent £150,000 for the first 2 years, £160,000 for the third year, £170,000 for the fourth year and then £180,000 for the fifth year. Rent commencement 5th June 2023. Tenant break in December 2027.
Basement	8-10 Dover Street Ltd	15 years from 31st October 2014	£60,500	5-yearly	Used as a kitchen for MNKY HSE at 8-10 Dover Street which backs onto the subject property.
Total			£240,500		

The 5 upper floors of residential are offered with full vacant possession.

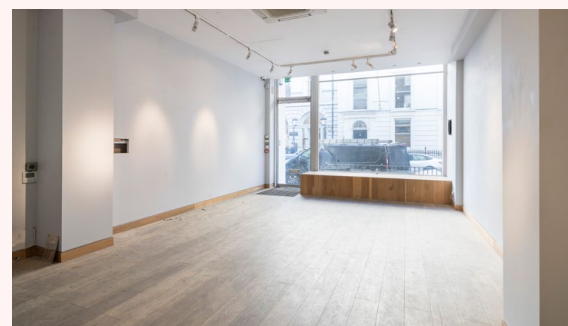
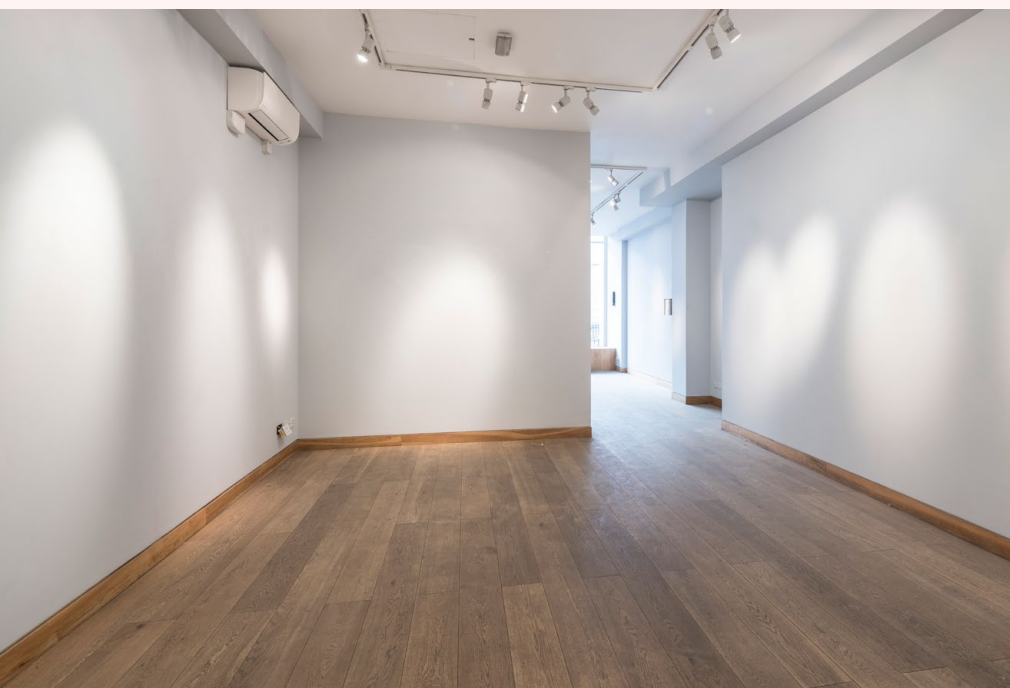
Ground floor gallery

Ground floor gallery - Blue Rider Art UK Ltd

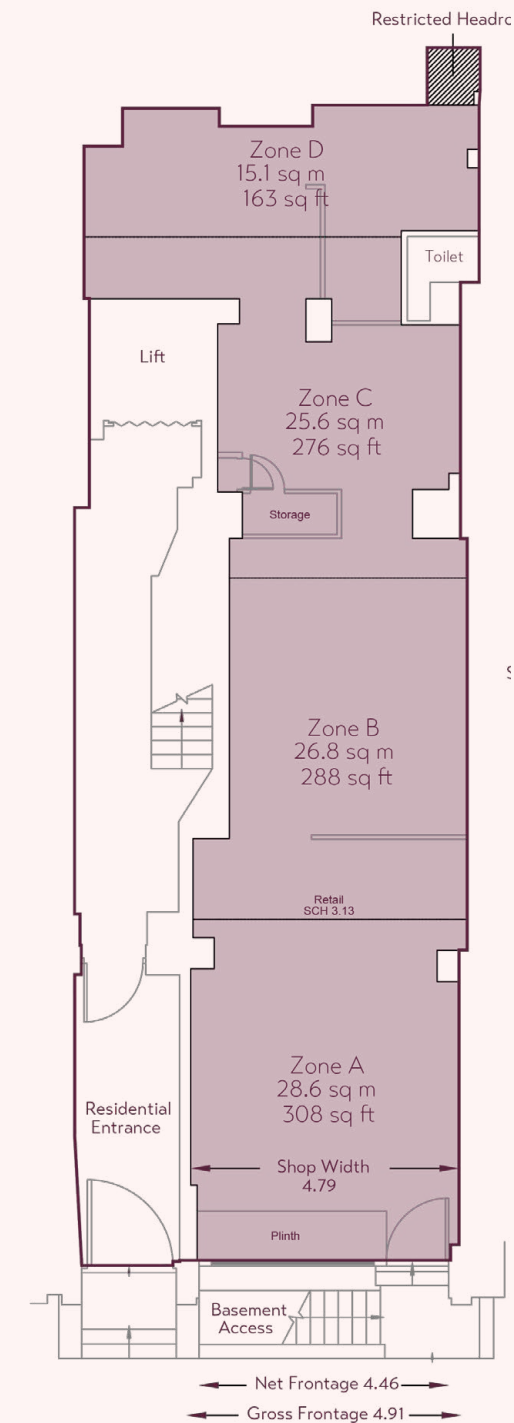
“Der Blaue Reiter” (The Blue Rider), a leading art group established by the pioneer avant-garde artist Wassily Kandinsky.

Bluerider ART was founded by Ms. Elsa Wang in 2013 and has expanded from one to several fine art gallery spaces located in the city centre of Taipei, Taiwan; including DunRen gallery, RenAi gallery and X by Bluerider, an art driven concept store. In 2021, Bluerider opened in Shanghai and is now to open at 47 Albemarle Street with the goal to build a platform connecting the East and the West.

See blueriderart.com



[Click here to view Virtual Tour](#) 



ALBEMARLE STREET

Basement

Basement kitchen - 8-10 Dover Street Ltd t/as MNKY HSE

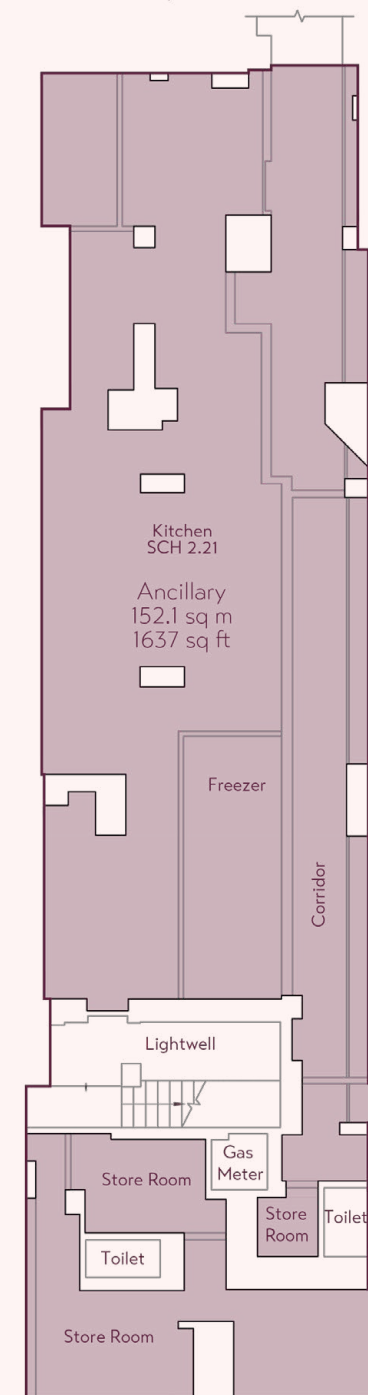
MNKY HSE is a Latin American themed restaurant and lounge with outposts also in Doha, Manchester and Riyadh. It features cuisine re-imagined by Chef Mark Morrans in a bold and indulgent sharing menu comprising luxurious platters, ceviche, tacos, sushi or the robata grill for a menu of bold and vibrant flavours.

The LNQE is Mayfair's most exclusive living room, evolving from relaxed early cocktails to vibrant dancefloor.



[Click here to view Virtual Tour](#) ➤

Access To 8, 9 & 10 Dover Street

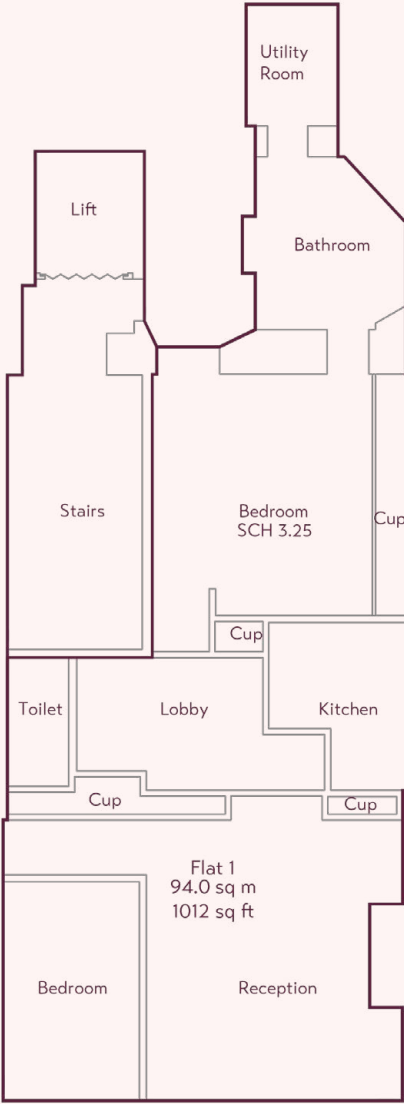


ALBEMARLE STREET



1st floor

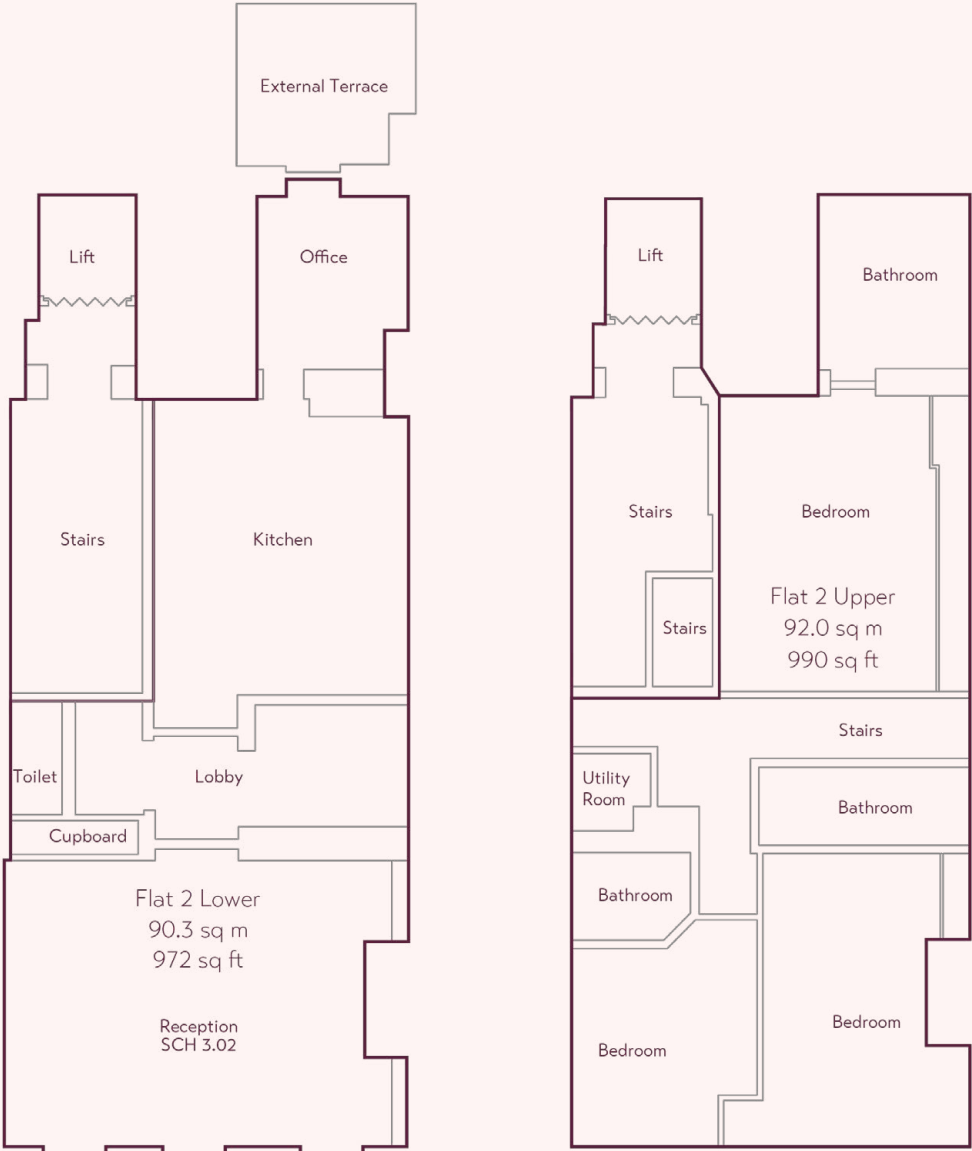
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2nd & 3rd floor duplex

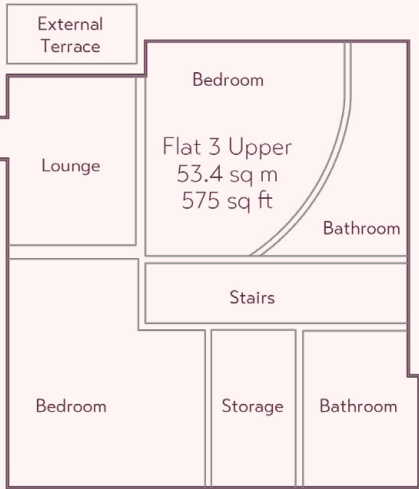
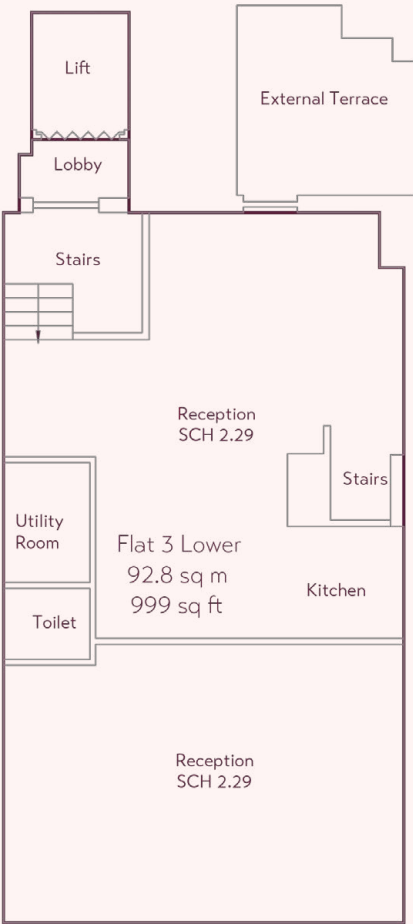
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4th & 5th floor duplex

Click here to view Virtual Tour



ALBEMARLE STREET

Tenure

Freehold

Planning

The ground and basement have the benefit of E class planning and the upper floors C3 residential.

EPC

EPC - available on application.

Price

Available upon application.



Further information and appointment to inspect can be made via the owner’s Sole Agent:

Goldenberg Real Estate

Bradley Goldenberg

www.goldenberg.co.uk

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REAL ESTATE

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