

RETAIL UNIT TO LET - SUBJECT TO VACANT POSSESSION

# 11-12 Gees Court, St Christopher's Place, London W1



## LOCATION

The unit is in Gees Court, a pedestrianised area, a stone's throw from both Oxford Street and Bond Street Station, along with the central piazza of St Christopher's Place.

Nearby operators including a mixture of F&B and beauty with Sunday in Brooklyn, Cup + Lid, Bar Kroketa, Rituals, Adam Grooming and L'Occitane.

## ACCOMMODATION

The property is arranged over basement and ground floors and provides the following approximate gross internal floor areas

Basement	1,114 SQ FT
Ground	925 SQ FT
<b>Total</b>	<b>2,039 SQ FT</b>

## RATES

Retail:

Rateable Value - £103,000 pax.

Rates Payable - £57,886 pax.

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## RENT

On application.

## SERVICE CHARGE & INSURANCE

Insurance 2024/2025: £2,134.13.

Service Charge 2024/2025: The building £3,021.98.  
The Estate £18,349.

## TENURE

New lease of a length to be agreed, outside the Security of Tenure Provisions of the 1954 Act.

## COSTS

Each party is to be responsible for their own costs incurred in the transaction.

## EPC

An EPC certificate is available on request.

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## VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

Tracey Pollard  
07779 323 306  
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