

49-51  
CONDUIT ST  
+  
MAYFAIR

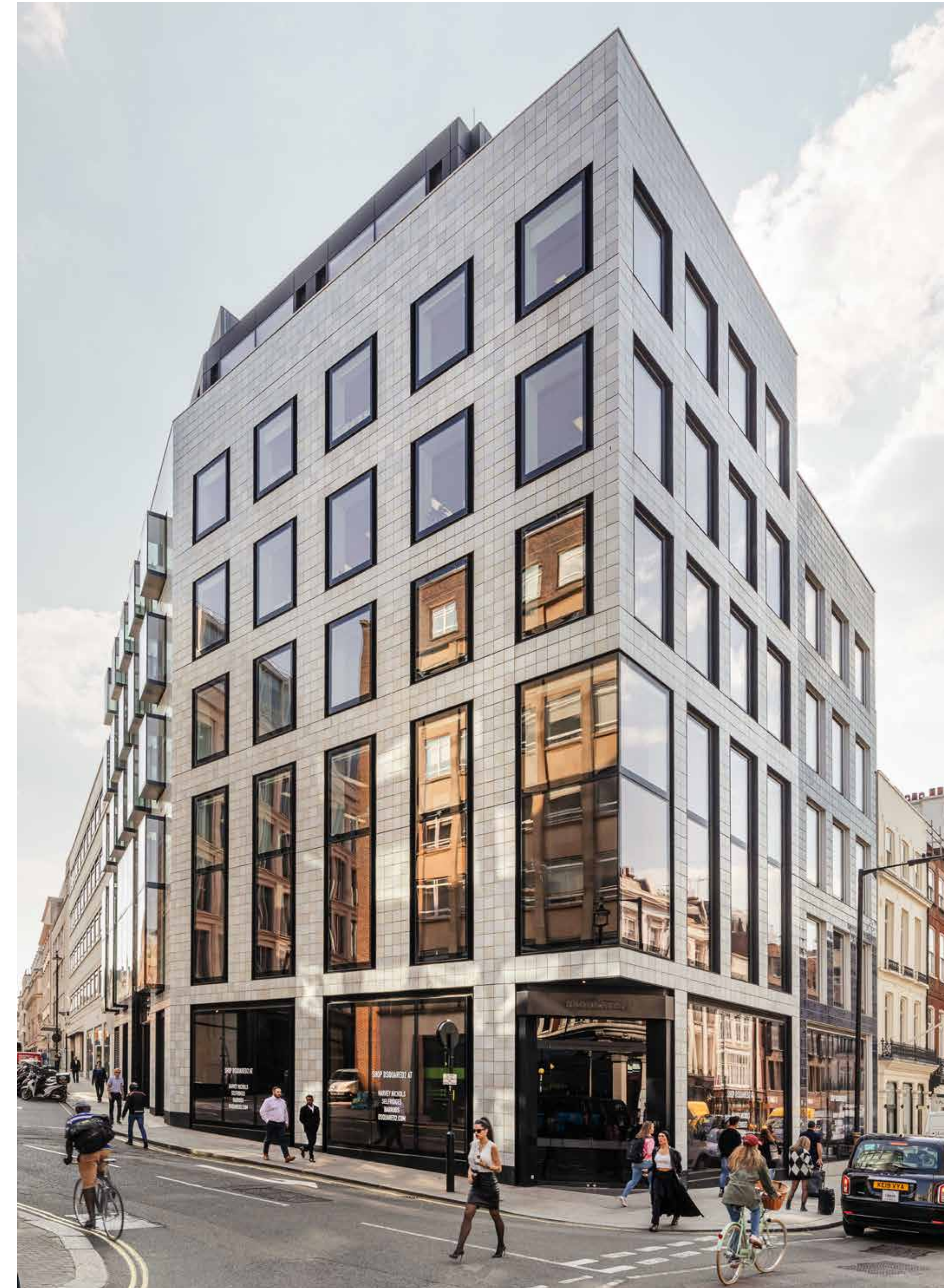


THE UNIT

# ICONIC RETAIL OPPORTUNITY

**Explore this perfectly positioned two floor  
trading 5,000 sq ft retail opportunity.**

Become fashion royalty in Mayfair.  
Eye catching and modern, in a prime  
corner location, explore this perfectly  
positioned retail delight. A thriving hub  
of international fashion and globally  
recognised art galleries, with more than  
four million people walking down Conduit  
Street's catwalk every year, dazzle and  
intrigue your audience with this prestigious  
foothold in London – and quite possibly  
the world's – most premier retail location.







CGI - Retail external from Conduit Street

THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS



LIFESTYLE + LOCATION



# MAYFAIR



THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS



# MODERN CLASSIC ELEGANCE

In the centre of this thriving fashion hub, 49-51 Conduit Street is a modern gem with a striking exterior, with extensive frontage onto both Savile Row & Conduit Street. Ready for a luxury brand to take over a highly sought after retail address in London. And with the culinary delights of Mayfair's thriving restaurant scene at your door, eclectic excellence, critically acclaimed and quintessential English pubs greet the fashionable crowd once they have enjoyed their shopping experience.



Planned public realm improvements



## LIFESTYLE + LOCATION



THE UNIT

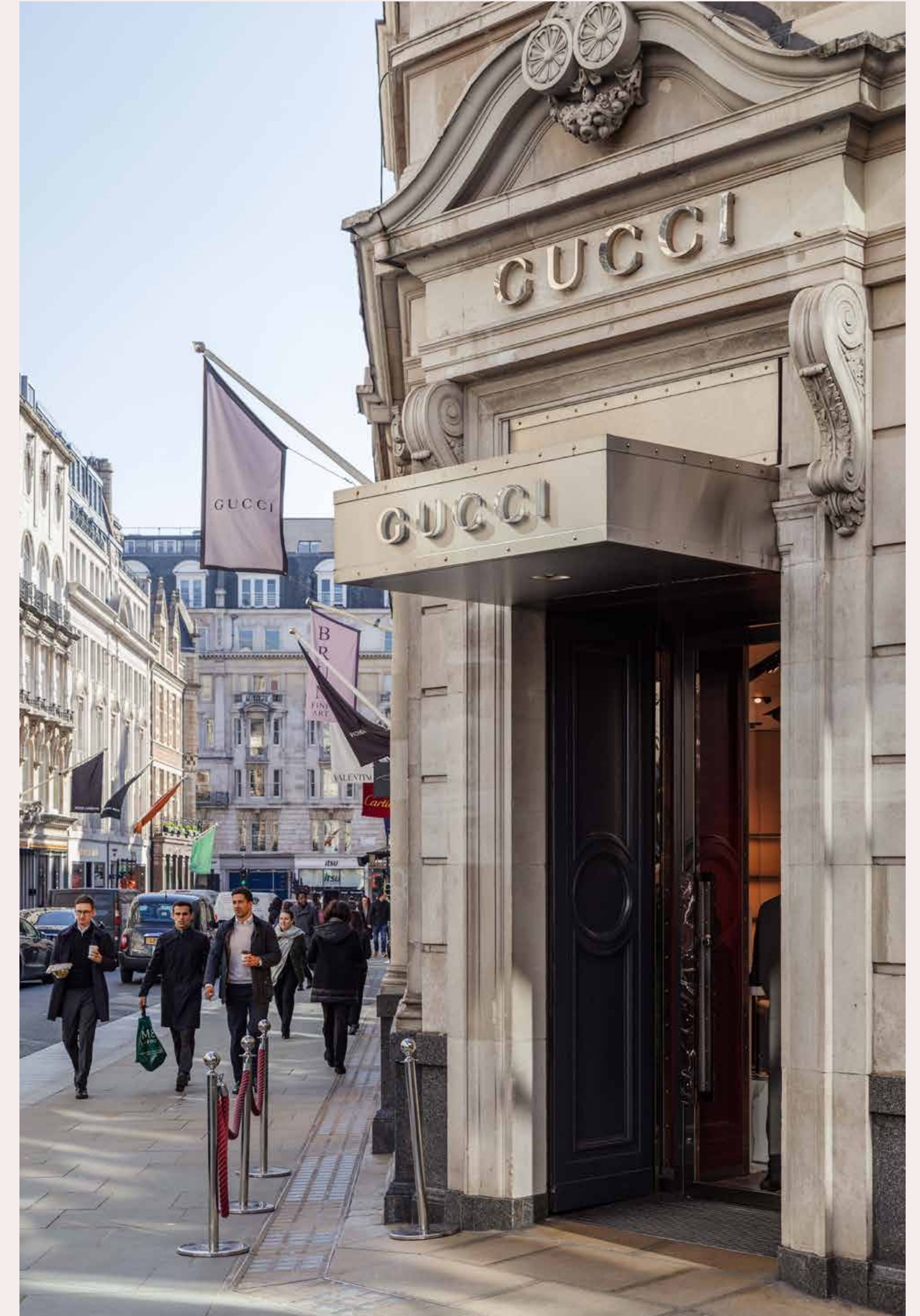
LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS



## LIFESTYLE + LOCATION



THE UNIT

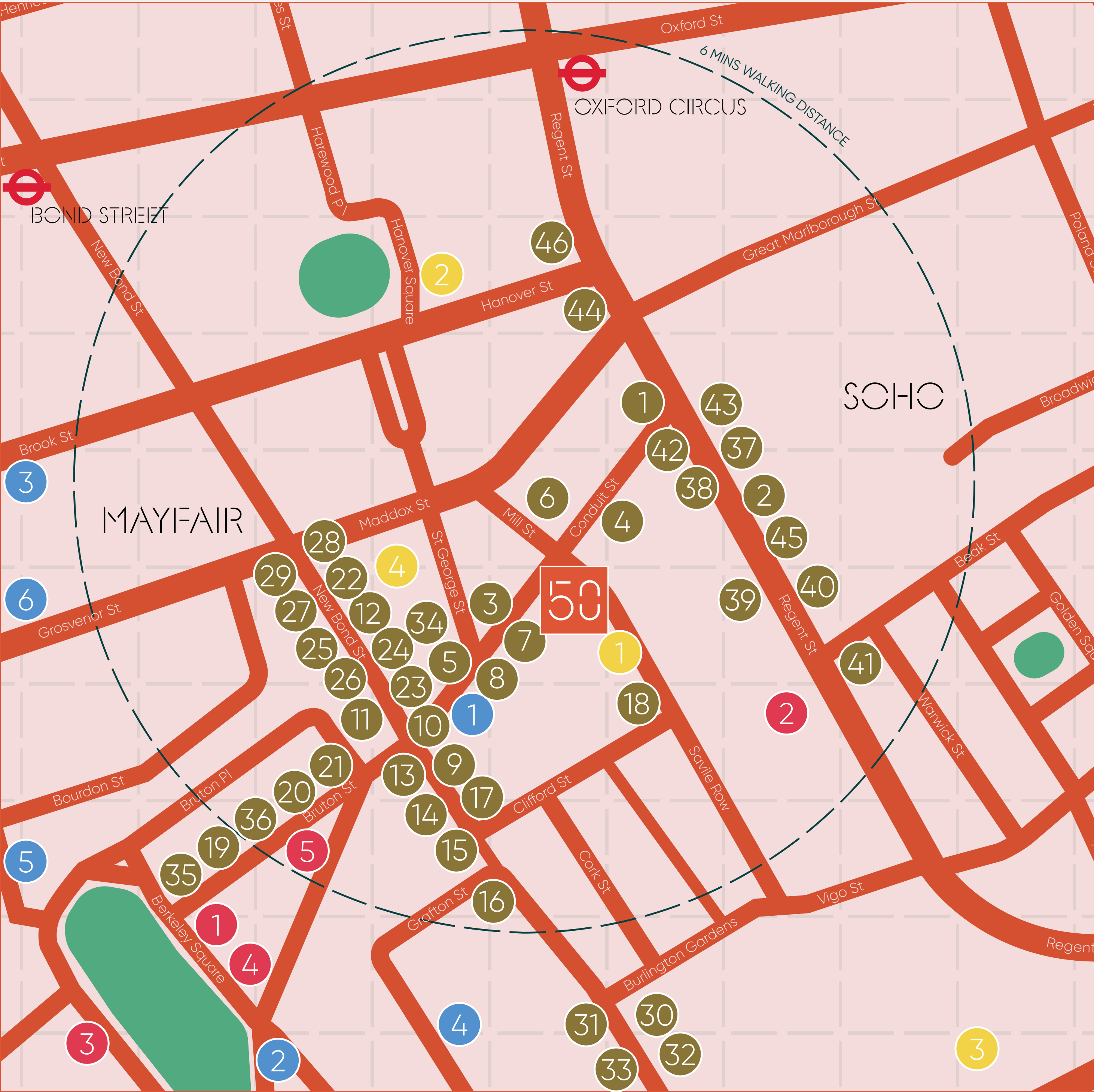
LOCATION AND LIFESTYLE

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LIFESTYLE + LOCATION



RETAIL ●

- 1 Belstaff
- 2 Coach
- 3 BAPE
- 4 Y-3
- 5 Moschino
- 6 MCM
- 7 Vivienne Westwood
- 8 Berluti
- 9 Burberry
- 10 Balenciaga
- 11 Gucci
- 12 Celine
- 13 Hermes
- 14 Chanel
- 15 Dior
- 16 Givenchy
- 17 Louis Vuitton
- 18 Richard James
- 19 Kenzo
- 20 Isabel Marant
- 21 Asprey
- 22 Loewe
- 23 Zegna
- 24 Chloe

- 25 Alaia
- 26 Fendi
- 27 Brunello Cuccinelli
- 28 Versace
- 29 Breitling
- 30 Stella McCartney
- 31 Tiffany's
- 32 Alexander McQueen
- 33 Saint Laurent
- 34 Moschino
- 35 Maison Margiela
- 36 Chanel Couture
- 37 Hugo Boss
- 38 Michael Kors
- 39 Watches of Switzerland
- 40 Calvin Klein
- 41 Abercrombie
- 42 Hackett
- 43 Coach
- 44 Tory Burch
- 45 Hamleys
- 46 Lacoste

DINING + DRINK ●

- 1 Sexy Fish
  - 2 Sartoria
  - 3 Annabel's
  - 4 Amazonico
  - 5 Seasons Mayfair
- HOTELS ●
- 1 The Westbury Mayfair
  - 2 Mayfair Hotel
  - 3 Claridges Hotel
  - 4 Browns Hotel
  - 5 The Connaught
  - 6 The Chancery Rosewood

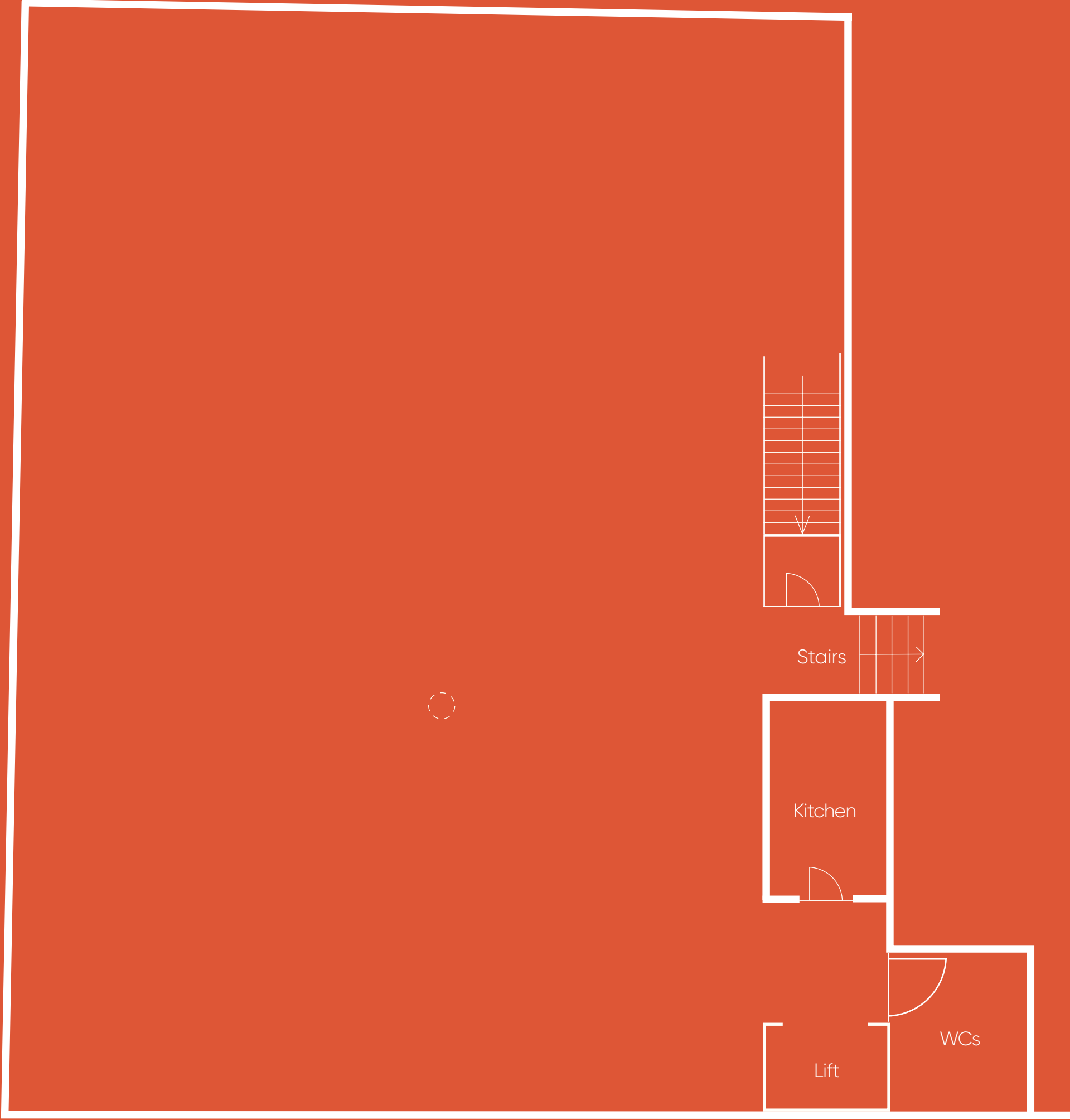
LIFESTYLE ●

- 1 Hauser Wirth Gallery
- 2 Pace Gallery
- 3 Royal Academy of Arts
- 4 Halcyon

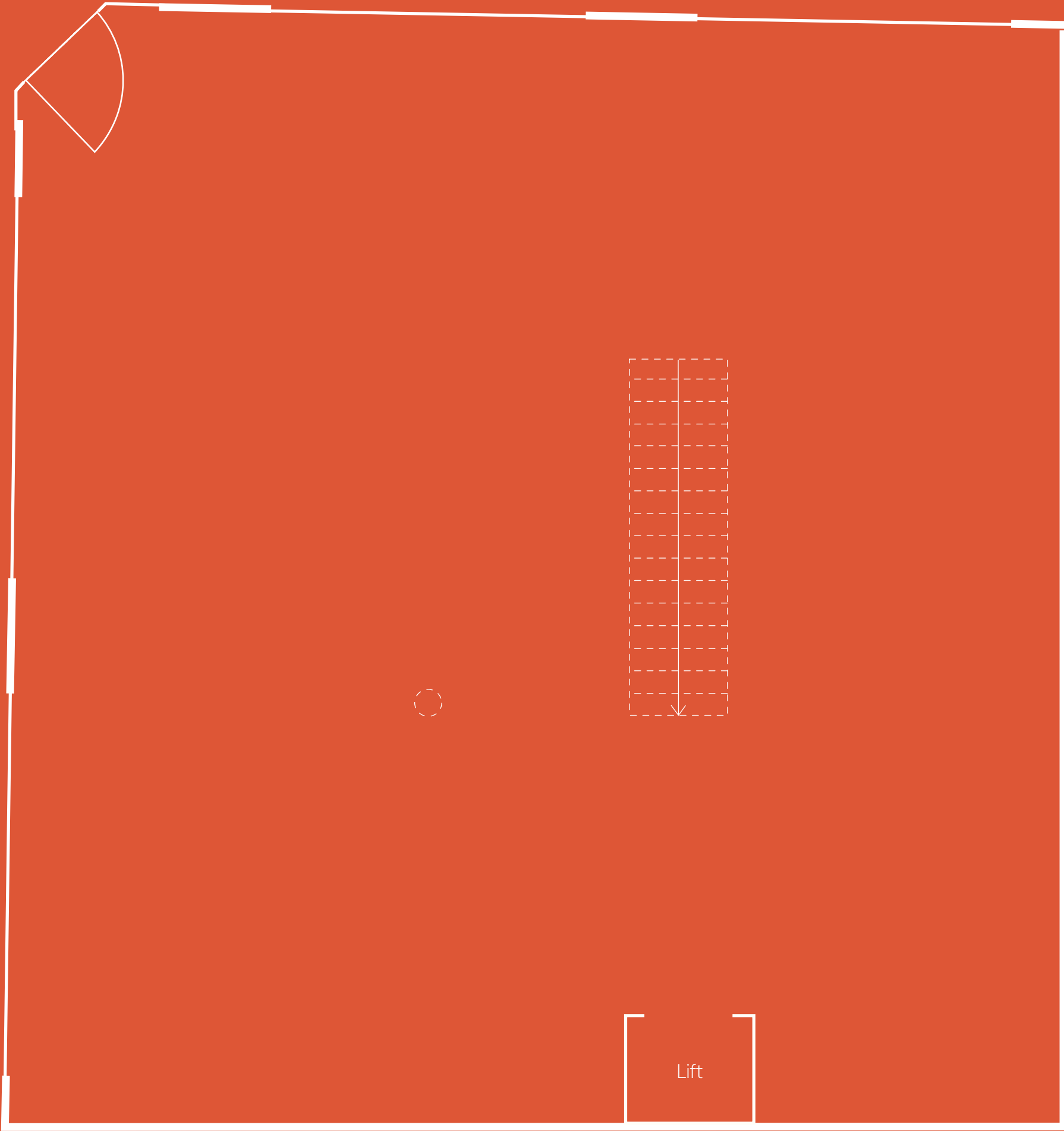


FLOOR AREAS

LOWER GROUND  
2,267 SQ FT



GROUND FLOOR  
2,594 SQ FT



\* There is the ability for an additional 4,525 sq ft of tradeable first floor space if required.  
All dimensions and areas are approximate.



THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS





CGI - Retail internal ground floor



## TERMS

### Quoting rent

Upon application

### Rateable value

The current rateable value to be reassessed on new accommodation.

Please refer to Westminster Local Authority for proposed rates payable up to April 2022.

### Service charge & insurance

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term.

**Service charge** - £9,700 (£2.00 per sq ft)

**Insurance** - £4,500 (£0.93 per sq ft)

Further details can be provided upon request.

### Terms

The unit is available by way of a new lease from the Landlord, for a term to be agreed. Any lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

### EPC

Available upon request

### Specification

The unit will be handed over in its exiting condition, white box and stripped of the previous tenants fixtures and fittings. Further information on the specification available on request. Class E Use Retail and or restaurant uses acceptable, subject to approvals for low level extract/reco only.

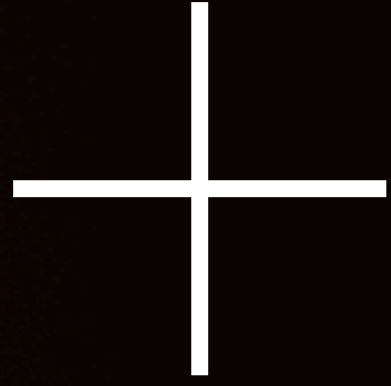
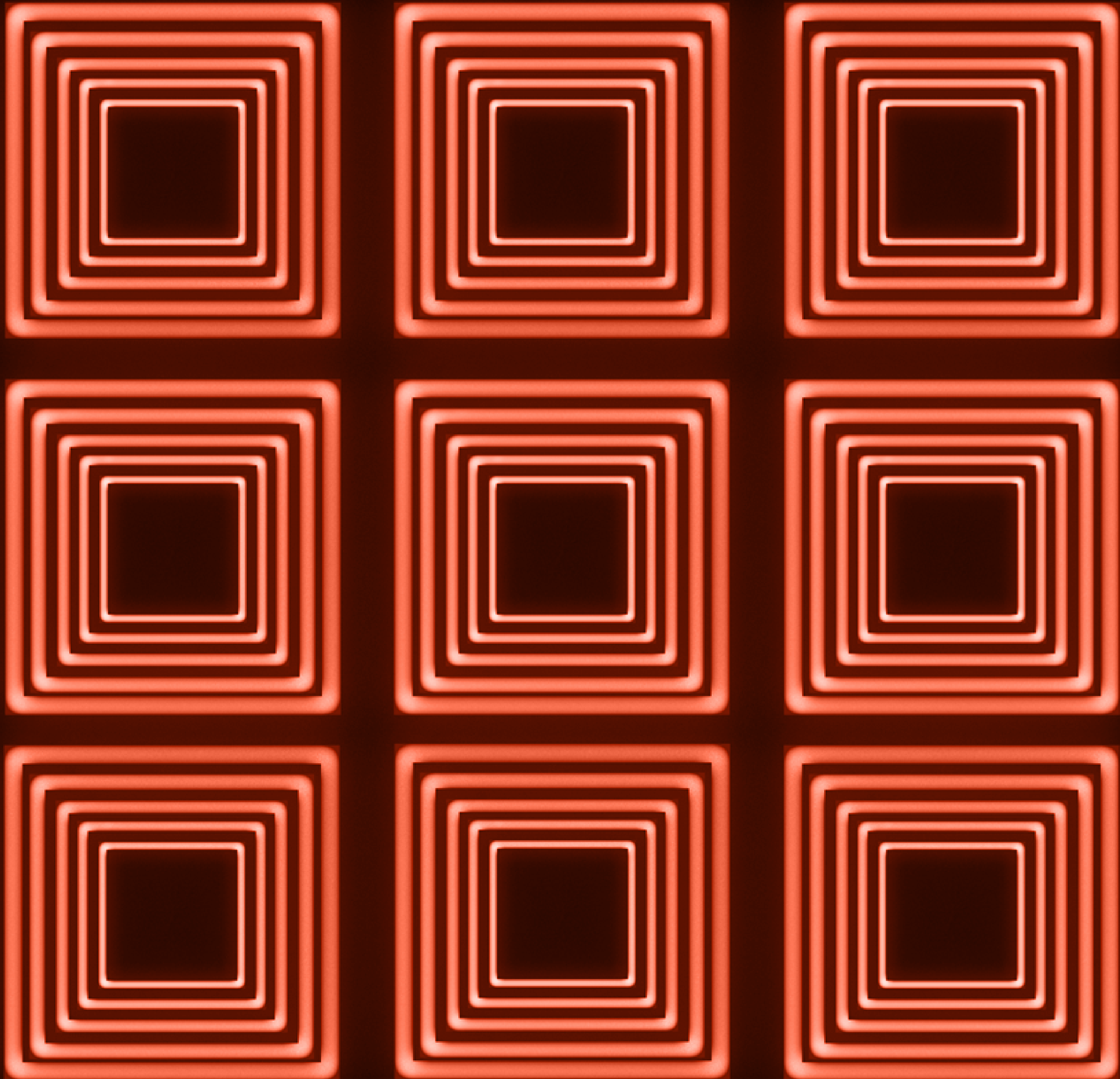
### Timing

The unit is available for occupation from July 2022.

### Viewings

Strictly by appointment through joint agents

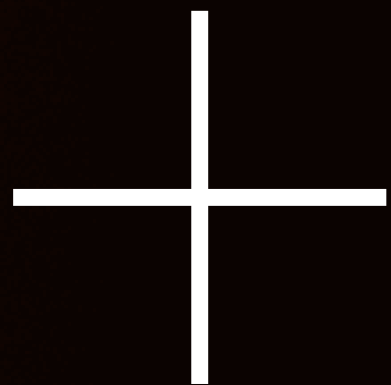




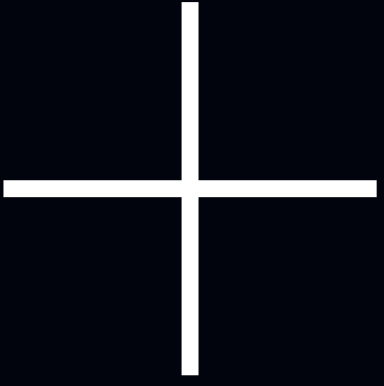
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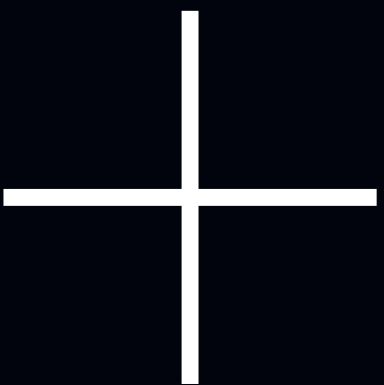
**49-51conduitstreet.co.uk**



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