

PRIME RETAIL UNIT TO LET

Unit 10a St Christopher's Place, Mayfair, W1

LOCATION

St Christopher's Place (SCP) sits within the heart of the West End, in the shadow of Selfridges and Marylebone High Street.

Moments walk from Bond Street Station, SCP benefits from the high levels of footfall and 7 days trading due to the extensive office and tourist population.

Retail brands within the estate include Whistles, Shiro, Ole & Steen, Mulberry, Maya Magal, Astrid & Miyu, Adam Groomers, Emma Hyacinth and Velvet.

ACCOMODATION

Retail (A1) accommodation arranged over ground and basement. The unit provides the following Net Internal Area (NIA):

Ground Floor	40.35sqM	434 sqFT
Basement	52.2 sqM	560 sqFT
Total	92.4 sqM	995 sqFT

TENURE

Subject to vacant possession, the premises are available by way of a new lease for a term to be agreed. The new lease is to be contracted Outside the Landlord & Tenant Act 1954.

RENT

£68,000 per annum exclusive.

RATES

We are verbally informed by the Local Authority that the current Ratable Value for the premises is :

Rateable Value	£51,000
UBR (2019/20)	50.4p
Rates Payable	£25,704

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

COSTS

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

SERVICE CHARGE

£15,000 per annum

EPC

Available upon request.

VIEWINGS

All viewings are to be arranged via sole agent, Bruce Gillingham Pollard, through:

Sophie Moorcroft
07787 292 602
sophie@brucegillinghampollard.com

Tracey Pollard
07779 323 306
tracey@brucegillinghampollard.com





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**BRUCE
GILLINGHAM
POLLARD**