

PRIME RETAIL UNIT TO LET

Unit 22, St Christopher's Place, Mayfair, W1

LOCATION

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

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

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

ACCOMMODATION

Approximately the unit provides the following Net Internal Area (NIA):

Ground Floor	250 sqft	23.22 sqm
Basement	300 sqft	27.87 sqm
Total	550 sqft	51.09 sqm

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

On application.

RATES

Business rates payable are estimated to be £30,492 per annum.

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 / INSURANCE

Service Charge: £11,073 per annum.

Insurance: £1,480 per annum.

EPC

Available upon request.

VIEWINGS

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

Emily Dumbell
07805 259 793
emily@brucegillinghampollard.com

Tracey Pollard
07779 323 306
tracey@brucegillinghampollard.com





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