

# 99 NEW BOND STREET, LONDON, W1

## Prime Retail Unit – Short or Long Term Lease

## Fitted & Available To Let for Immediate Occupation



### LOCATION – 99 NEW BOND STREET

An International retail destination housing the most important and successful retailers in the world.

The location provides an affluent tourist, residential and office population/catchment and a trading address that's second to none.

The premises are adjacent to **Philipp Plein** and **Mephisto**.

Other retailers close by include **Anne Fontaine**, **Johnston's of Elgin**, **Bonham's**, **Victorinox**, **Galleries Bartoux**, **Z Zegna** and **Russell & Bromley**.

The subject unit is directly opposite a retail/office development that includes a new Tube entrance serving the new Elizabeth Line Station.

### NEW LEASE TERMS

A new Effective Full Repairing and Insuring lease is available for a term to be agreed.

The lease will be contracted outside of the Security of Tenures Provisions of the Landlord & Tenant Act 1954 Part II.

The Lease will be subject to an upward only rent review at the anniversary of each 5<sup>th</sup> year.

### DESCRIPTION

The premises are arranged on ground and first floor to provide the following approximate areas and dimensions:

Frontage	11'6"	3.5 m
Ground Floor	788 sq ft	73.2 sq m
Basement Sales	760 sq ft	68 sq m
Basement Vaults	241 sq ft	22.5 sq m
Total	1,789 sq ft	163.7 sq m

### QUOTING RENT

£395,000 per annum exclusive.

### RATES

We understand, from the VOA website, the current rateable value for the premises is £253,394 with rates payable of circa £132,778 based on the 2019/2020 UBR of 52.4p. Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

#### VIEWING:

#### STRICTLY BY PRIOR APPOINTMENT THROUGH:

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Subject to Contract

# 99 NEW BOND STREET



Not to scale.

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