

LONDON W1 88 Piccadilly



Location

The premises are located on the northern side of Piccadilly directly opposite Green Park and close to Green Park underground station. Nearby retailers include **Pret a Manger** and **Starbucks**, with **The Ritz Hotel**, **Shepherds Market** and **The Hard Rock Cafe** close by.

Lease

A new effectively full repairing and insuring lease for a term of 15 years with 5 yearly upward only rent reviews.

CORNER FLAGSHIP TO LET OVERLOOKING GREEN PARK

Accommodation

The premises has the following approximate areas and dimensions arranged over ground, basement and potentially first floor :

| | | |
|---|--------------------------|---------------------------|
| Frontage | 54'0" | 16.45 m |
| Return Frontage | 44'4" | 13.51 m |
| Ground Floor | 2,350 sq ft | 218.31 sq m |
| Basement | 2,550 sq ft | 236.90 sq m |
| Vaults | 164 sq ft | 15.24 sq m |
| 1st Floor Offices with separate entrance | 3,068 sq ft 201 sq ft | 285.02 sq m 18.67 sq m |
| Total Area | 8,333 sq ft | 774.13 sq m |

Rent

Rental offers invited.

Rates

The premises will be subject to a re-assessment. Further information available on request.

(Interested parties are advised to make enquiries with the local authority)

Costs

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

Viewing and Further Information

Strictly by prior arrangement only with

Savills London Retail
20 Grosvenor Hill
London W1K 3HQ
www.savills.co.uk/retailproperties

+44 (0)20 7734 3443

Peter Thomas

Email: pthomas@savills.com
Tel: 020 7734 3443

John Lyons

Email: jrylons@savills.com
DDI: 020 7758 4877

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

