



9 Old Bond Street London

- Prime, flagship location
- Whole building
- Recently refitted

Prime lease for sale

(Subject to relocation)

Location

Located in a prime position on Bond Street adjacent to Dolce & Gabbana. Other nearby retailers include Valentino, Cartier, Richard Mille as well as a number of other international luxury brands.

Description

The property comprises a beautiful townhouse that offers prime retail forming part of an attractive Grade II listed building with sales accommodation on ground, first and second floor. Additional offices on third and fourth together with basement ancillary.

Tenure

The property is available by way of an assignment of the existing lease which expires in December 2033 contracted inside the Landlord & Tenant Act.

Rent

£950,000 per annum subject to a rent review in December 2023 and December 2028.

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor	583 sq ft	54.16 sq m
Basement	700 sq ft	65.03 sq m
1st Floor Sales	450 sq ft	41.81 sq m
2nd Floor Sales	420 sq ft	39.02 sq m
3rd Floor Office/Anc	480 sq ft	44.59 sq m
4th Floor Office/Anc	400 sq ft	37.16 sq m

Total: 3,033 sq ft 281.7 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates (exempt until 1st April 2021)

Rateable Value	£626,250
Rates Payable (19/20)	£315,630

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

Incentive

Offers invited

EPC

The Energy Performance Certificate for the unit is available upon request.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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