

PRIME SHOP LEASE

AVAILABLE BY WAY OF ASSIGNMENT / NEW SUBLEASE

LONDON, 49-50 New Bond Street, W1S 1BJ



Location

The shop occupies a prominent position on New Bond Street, adjacent to **Delvaux** and **Emporio Armani**, opposite **Canali**, **Pal Zileri**, **Agnoma**.

Other nearby retailers include **Breitling**, **Smythson**, **Bally Shoes**, **Dolce & Gabbana**, **Church Shoes** and **Marc Jacobs**.

Transport links are excellent with Bond Street (Central & Jubilee Lines) and Oxford Circus (Central, Victoria & Bakerloo Lines) Underground Stations being close by. There are also numerous bus routes on Oxford Street and Regent Street.

Description

The store is available as a whole or in part comprised as follows:

Option 1 – Assignment of Whole

OR Option 2 – Sublease of Part

Gross Frontage	13.10 m	43 ft 0 ins	Gross Frontage	6.3 m	20 ft 6 ins
Net Frontage	12.03 m	39 ft 6 ins	Net Frontage	5.9 m	19 ft 2 ins
Shop Depth	39.62 m	130 ft 0 ins			
Ground Floor	496 sq m	5,344 sq ft	Ground Floor	210 sq m	2,258 sq ft
Basement	587 sq m	6,316 sq ft	Lower Ground	351 sq m	3,780 sq ft
Basement Vaults	28 sq m	303 sq ft			
Total	1,111 sq m	11,963 sq ft	Total	561 sq m	6,038 sq ft

Tenure

Option 1: The premises are available by way of assignment of an existing 25 year full repairing and insuring lease expiring 25 March 2035. The next rent review is on 25 March 2020. The lease is contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954. A premium will be required.

Option 2: The newly created unit will be offered on a new sub-lease for a term to be agreed, up to 2035. There will be a rent review in March 2020, in line with the Head Lease, and 5 yearly thereafter. The sub-lease will be contracted outside the Landlord & Tenant Act 1954.

Rent

Option 1: Passing Rent: **£2,316,000** per annum exclusive

Option 2: **£1.65 million** per annum exclusive

Timing

The unit will be handed over for shop fitting in June 2018.

Rates

The rates will need to be re-assessed upon completion of any division works.

CBRE

CBRE Limited

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London W1G 0NB

www.cbre.co.uk/retail

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Viewing

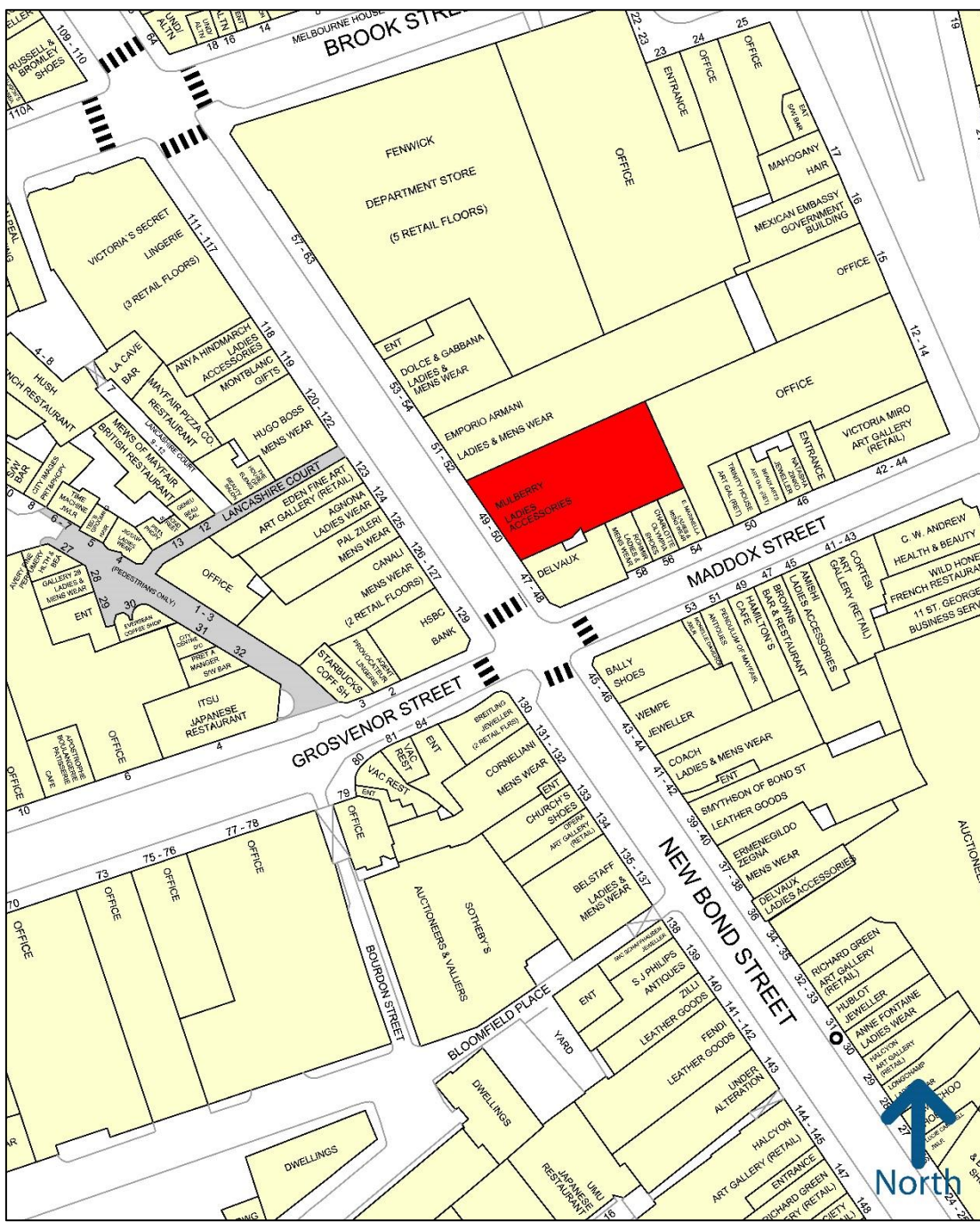
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Not to scale.

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