

PRIME A1/A3 UNIT TO
LET ON A NEW LEASE

11 SOUTH MOLTON
STREET
LONDON W1K 5QL



LOCATION:

South Molton Street is a well-known pedestrianised thoroughfare linking Oxford Street with Brook Street and New Bond Street, very close to Bond Street Underground Station. The premises are situated on the west side of South Molton Street being close to **Jaks Restaurant, Flo Cafe, Browns, The Kooples, Gerard Darel, Thomas Sabo and Anoushka.**

ACCOMMODATION:

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Ground Floor	475 sq ft	44.13 sq m
Basement	450 sq ft	41.81 sq m

Plans have been approved by the City of Westminster for a rear extension, the amalgamation of the ground floor and basement and a full height extraction ductwork to roof level.

LEASE:

Subject to formal possession, the premises are available on a new lease for a term of 10 years subject to a rent review at the 5th year.

RENTAL:

£135,000 per annum exclusive plus a small premium for the A3 usage (if required).

LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£139,900
Rate in pound	0.504p
Rates Payable (2019/2020)	£70,509.6

Interested parties are advised to verify this information with the Local Rating Authority.

VIEWING:

Viewings can be arranged at short notice via:

Amrita Kaur

020 7323 6054

amrita@tkretailproperty.com

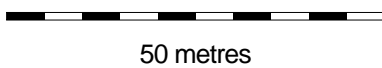
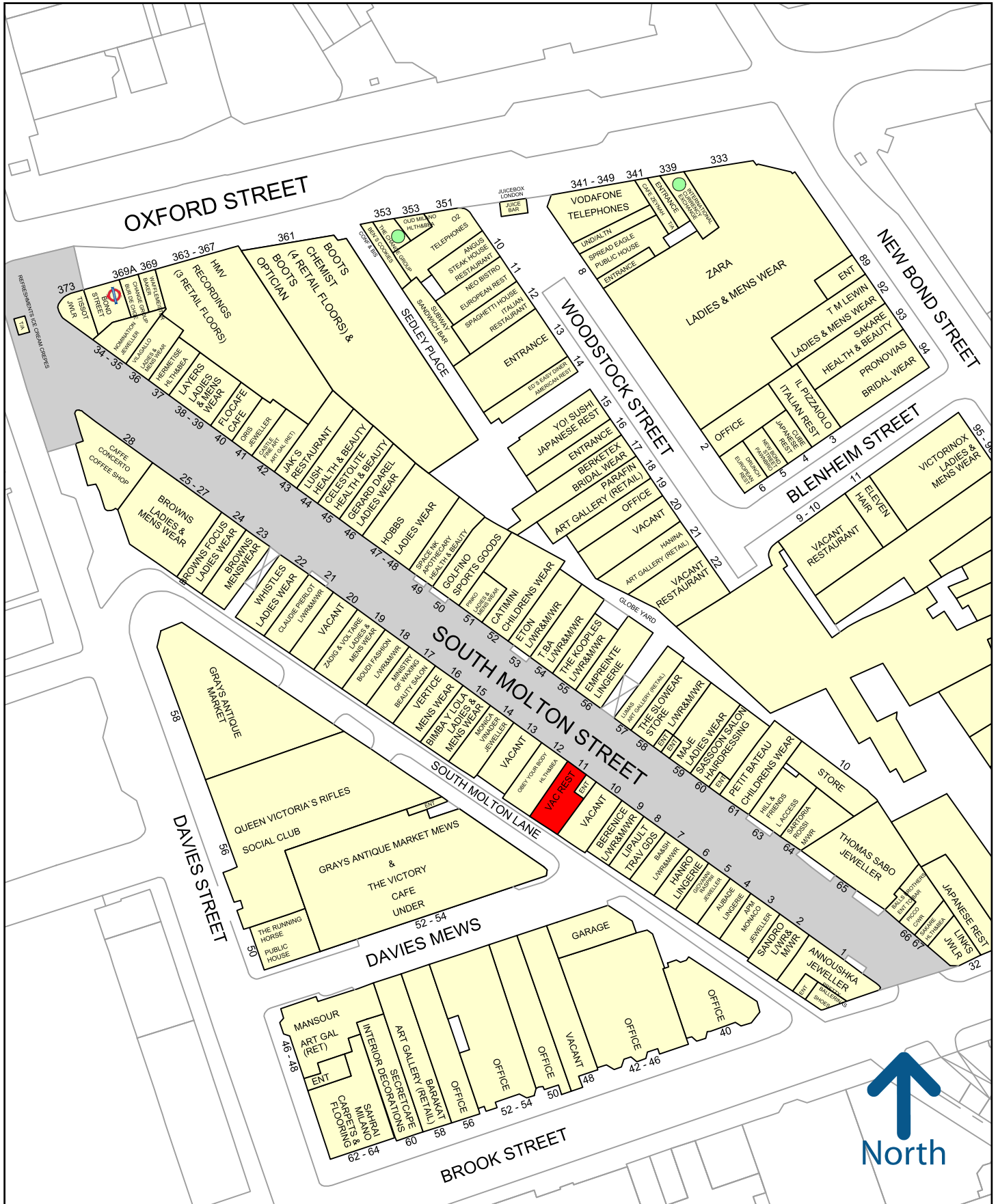
Tim Kourides

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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





Experian Goad Plan Created: 18/03/2019
Created By: TK Retail

