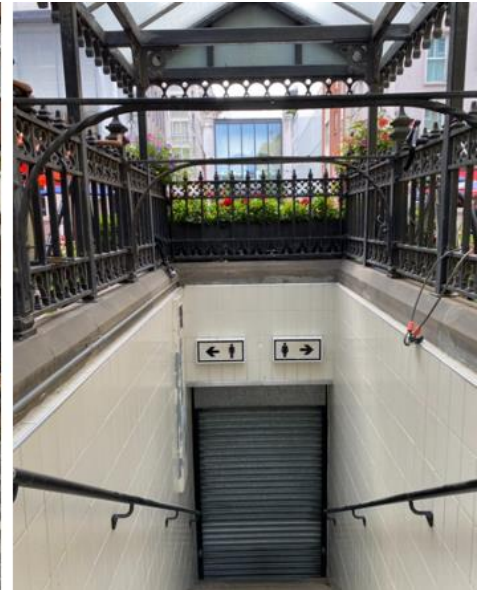


## St Christopher's Place Former Public Convenience

498.4 sq ft of rarely available accommodation for conversion



Underground former Public Convenience with highly prominent attractive entrance in the heart of **St Christopher's Place**.

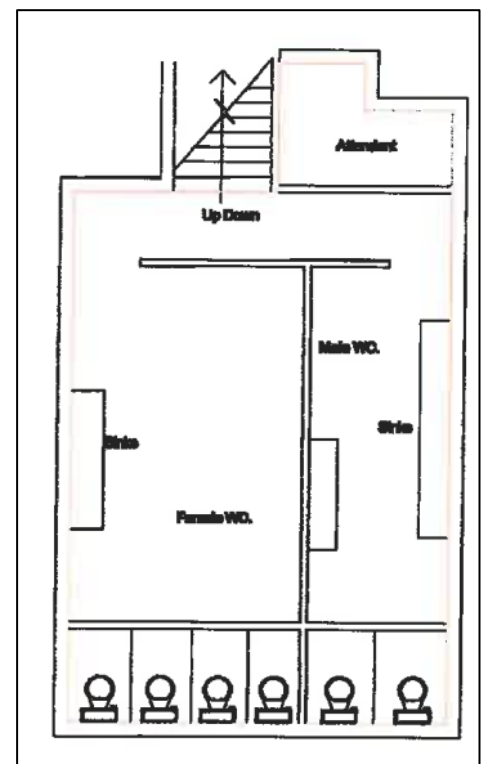
Located between Oxford Street and Marylebone, St Christopher's Place is one of London's favourite social hubs with its bustling cafés, alfresco dining offer, high street and independent boutique retail offerings alike. It boasts broad hours of economy from morning to night and a very high footfall in an enviable location for maximum brand exposure.

The former Public Convenience is located in the very heart of St Christopher's Place and although currently fitted out as Public Convenience could be opened up to create an attractive space which would lend itself extremely well to conversion to a bar, fitness offer, gallery, showroom or other use.

The unit comprises the following area:

**498.4 ft<sup>2</sup>**

**46.3 m<sup>2</sup>**



Plan not to scale.

On behalf of **Westminster Council** we are seeking an interested party prepared to obtain planning and undertake conversion works as necessary.

MMX Retail for themselves and for the vendors or lessors of this property whose agents they are given notices that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

All expressions of interest welcome, with the accommodation available on terms to be agreed, **subject to planning.**

For further information, please contact:

**Henry Foreman**

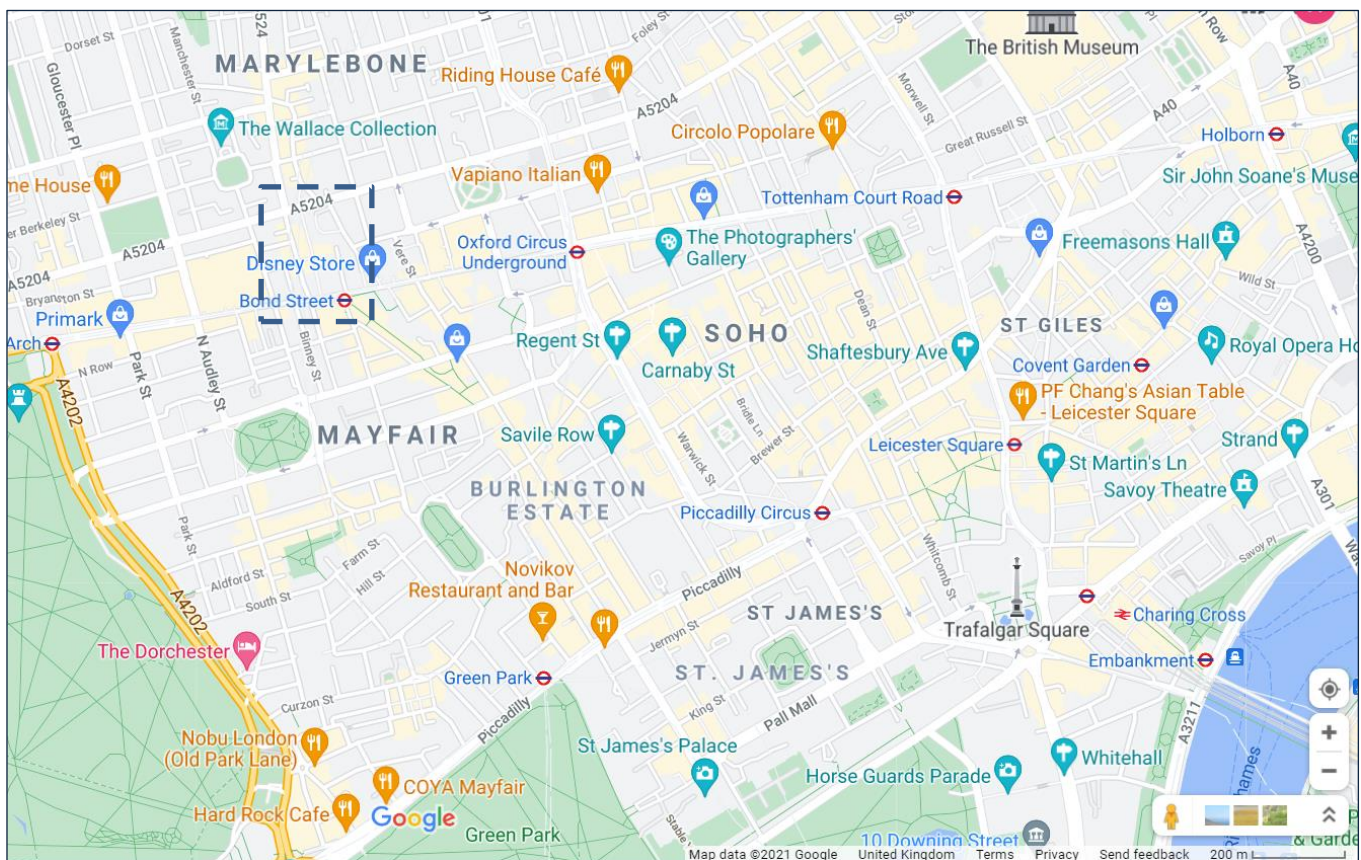
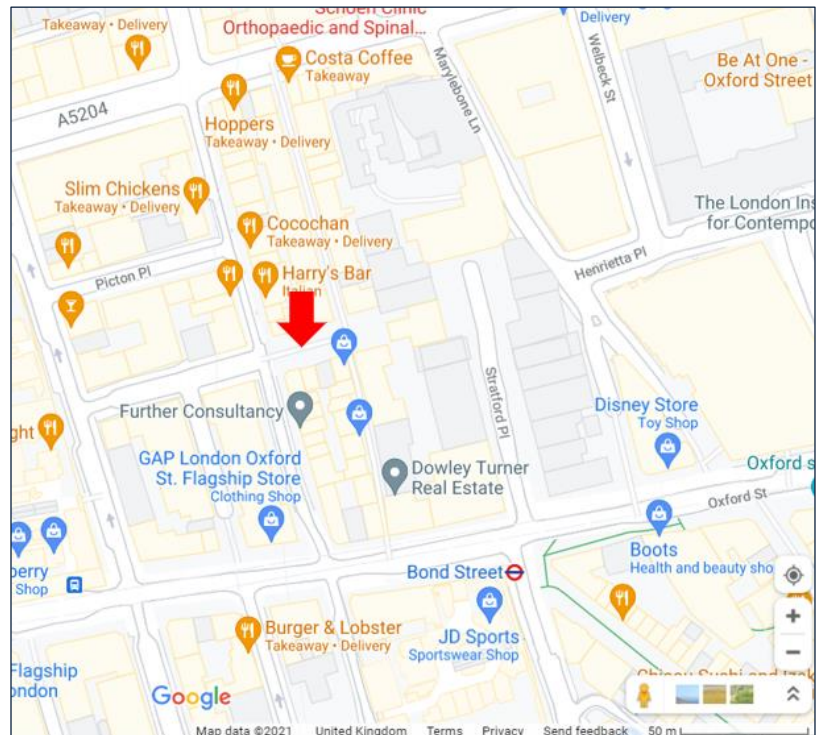
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**Simon Colley**

Telephone: 07534 438 411

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