

# MAYFAIR | LUXURY RETAIL BOUTIQUE TO LET

## LONDON, 13A Grafton Street, W1S 4ES



### LOCATION

The property is located on Grafton Street, very close to the junction with New Bond Street and opposite Albermarle Street. The shops on either side are let to Hirsh. Please see the attached Goad plan for reference.

The area has a reputation as one of the World's finest luxury retailing destinations. Nearby occupiers include Givenchy, Asprey, Patek Philippe, Hublot, Garrard, Dior and Chanel.

### DESCRIPTION

The premises are presented in excellent condition and arranged over ground and basement floors.

Approximate floor areas and dimensions:

Net Frontage	5.85	19'2"
Shop Depth	11.23	36'10"
Ground Floor	60.4 sq m	650 sq ft
Basement	43.5 sq m	468 sq ft
Total	103.9 sq m	1,118 sq ft

### VIEWING:

#### Charlie Reid

t: +44 20 7182 2473  
m: +44 7896 072 899  
e: [charlie.reid@cbre.com](mailto:charlie.reid@cbre.com)

### STRICTLY BY PRIOR APPOINTMENT THROUGH:

#### Steven Stedman

t: +44 20 7182 2712  
m: +44 7967 697 920  
e: [steven.stedman@cbre.com](mailto:steven.stedman@cbre.com)

#### CBRE Limited

Henrietta House  
Henrietta Place  
London W1G 0NB

### KEY FEATURES

- Luxury retail location
- Very close to New Bond Street
- New short-term lease available
- A1 Use

### TERMS

The property is available from 1st April 2019 by way of a contracted-out lease with a rolling Landlord's break starting from January 2020.

### RENT

£165,000 pax

### RATES

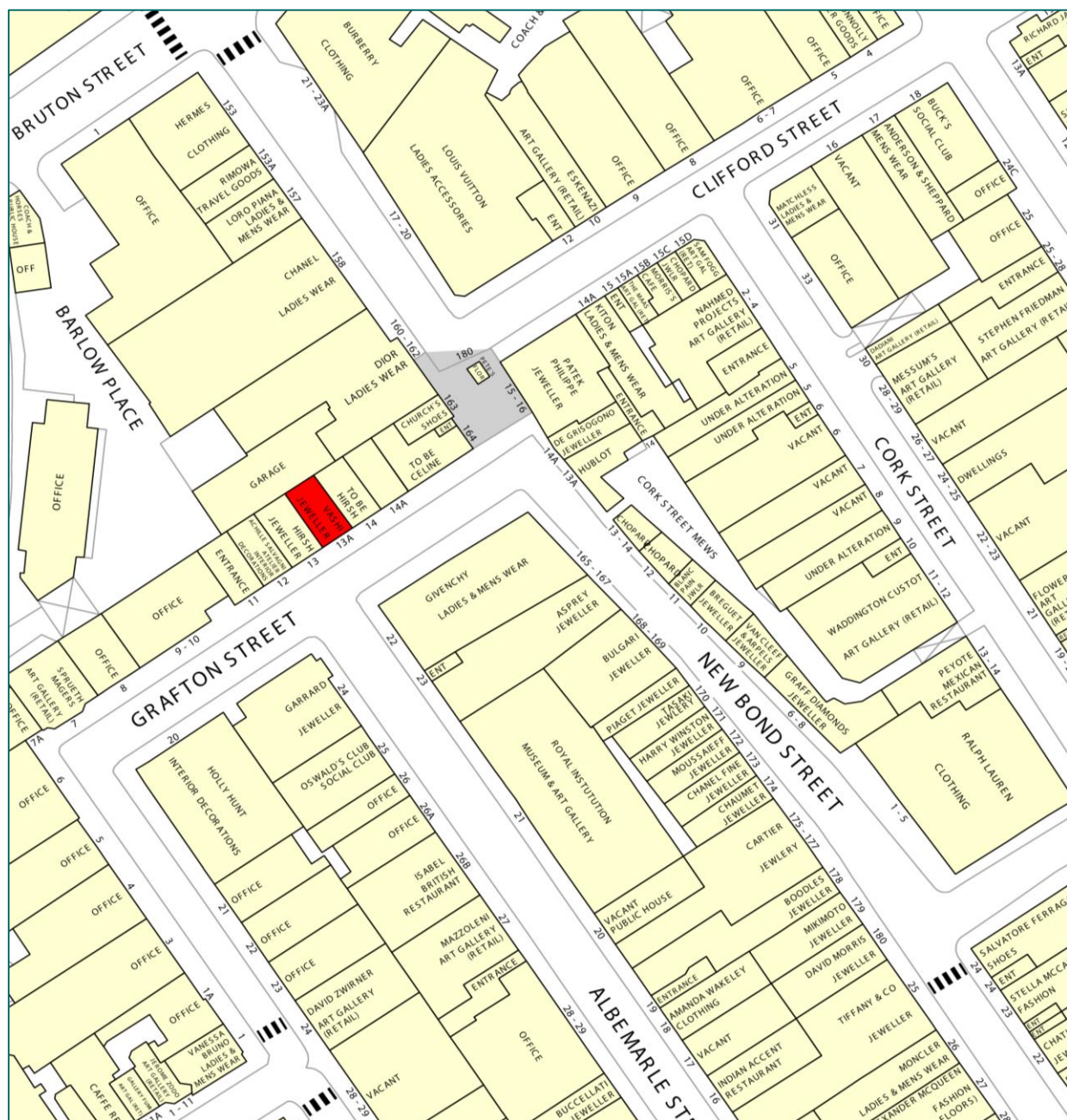
Rateable Value	£138,000
UBR 2019/2020	52.4p
Rates Payable	£73,312 pa

Interested parties are advised to verify the Rates with the Local Authority.



# MAYFAIR | LUXURY RETAIL BOUTIQUE TO LET

## LONDON, 13A Grafton Street, W1S 4ES



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

### DISCLAIMER: CBRE Limited:

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.