

**PRIME A1/A3 UNIT
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 possession, the premises are available on a new lease for a term of 15 years subject to a rent review at the 5th year.

RENTAL:

£130,000 per annum exclusive.

PREMIUM:

The outgoing tenant requires a premium in the region of £75,000, subject to contract, to surrender the existing lease.

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 sole agents:

Tim Kourides

0207 323 6050

tim@tkretailproperty.com

Amrita Kaur

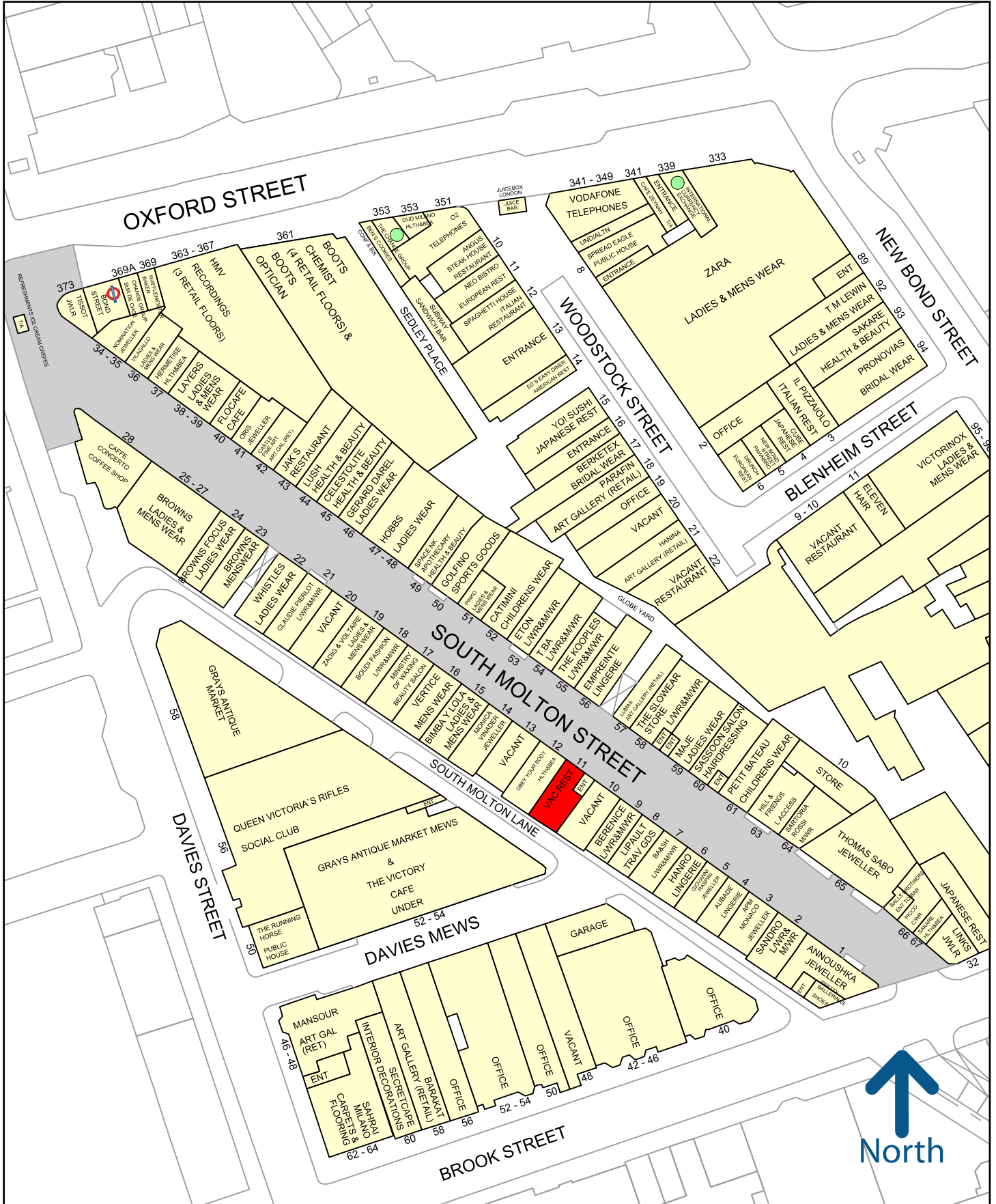
0207 323 6054

amrita@tkretailproperty.com

SUBJECT TO CONTRACT

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





50 metres

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

