

## PRIME LEASE FOR SALE SUBJECT TO RELOCATION

### 135/137 NEW BOND STREET LONDON

- Prime, flagship location
  - Extensive frontage
  - 400 sq m on ground

#### Location

Located in a prime position on Bond Street, close to the junction with Maddox and Grosvenor Streets and adjacent to Blomfield Place. Nearby retailers include **Breitling, Aliai, Church's, Fendi, Chloe and Wempe**, as well as a number of other international luxury brands.

#### Description

The property comprises a prime retail unit forming part of an attractive Grade II listed building, with sales accommodation on ground, basement and first floor levels. Offices are accessed from Bloomfield place via a separate entrance.

#### Accommodation

Approximate Net Internal Areas are as follows:

Ground Floor Sales	4,312 sq ft	400 sq m
Basement Sales	3,183 sq ft	296 sq m
Basement Vaults	571 sq ft	53 sq m
First Floor Sales	4,257 sq ft	396 sq m
Second Floor Offices	3,366 sq ft	313 sq m
Third Floor Offices	2,604 sq ft	242 sq m
Fourth Floor Offices	1,971 sq ft	183 sq m
<b>Total:</b>	<b>20,264 sq ft</b>	<b>1,883 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment).

#### Terms

The property is held on a full repairing and insuring lease for a term of 20 years from 8 March 2013 expiring in 2033 inside the Landlord & Tenant Act. The next rent review is due on 8 March 2018 and five yearly thereafter. The current passing rent is £3 million per annum exclusive



#### Premium

Offers invited.

#### Business Rates

Rates Value £3,130,000

Rates Payable (17/18) £1,225,000  
(18/19) £1,590,000

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

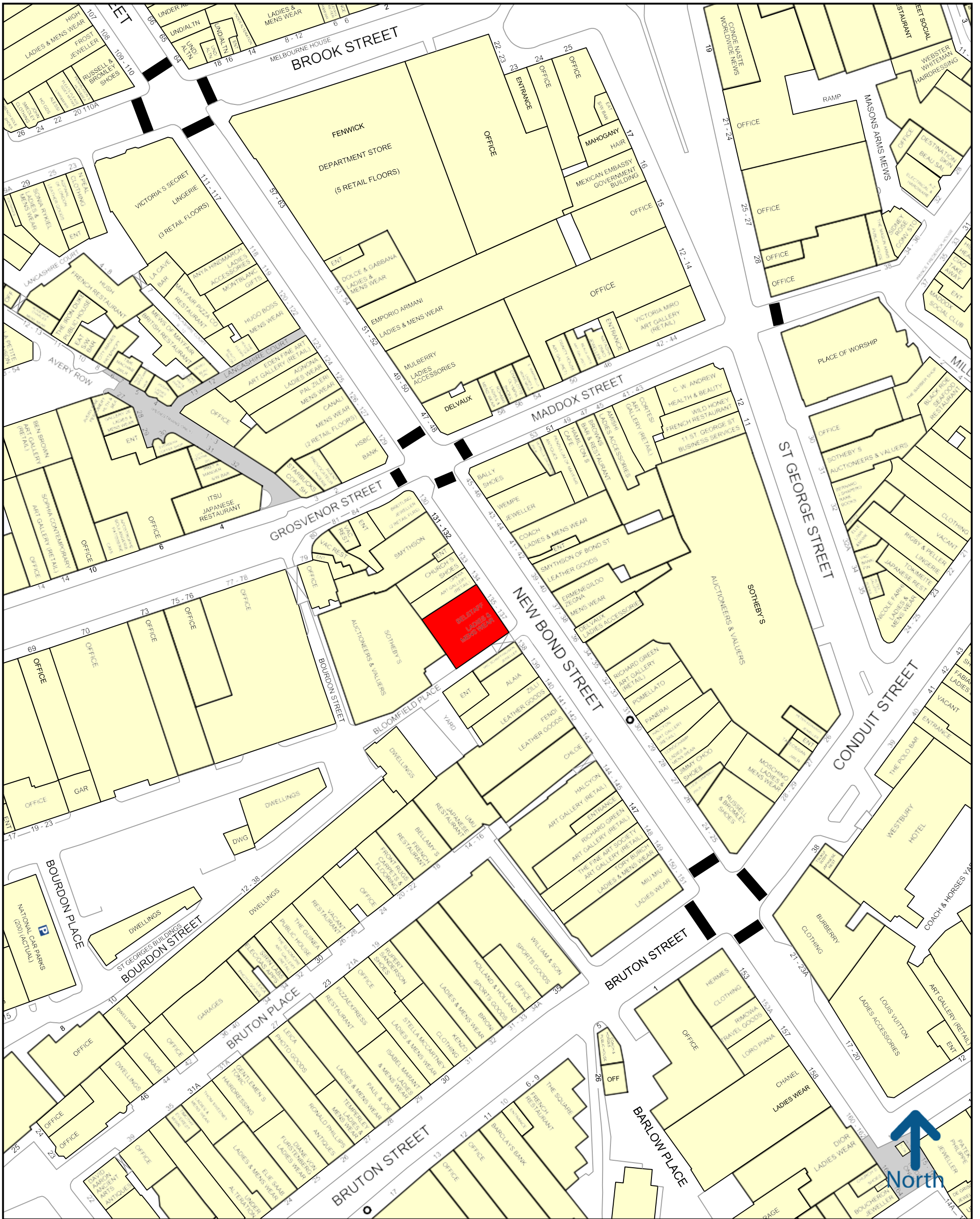
#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**.

#### David Harper

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#### Subject to Contract



50 metres

Experian Goad Plan Created: 18/10/2017  
Created By: Harper Dennis Hobbs



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