

**53/55 NEW BOND STREET
LONDON W1S 1DG**



**THREE LEVEL FLAGSHIP RETAIL STORE
NEW SUB-LEASE AVAILABLE ON FLEXIBLE
TERMS**

770 m² / 8,290 sq ft

UNION
Liberty House
222 Regent Street
London W1B 5TR

020 7493 7856

LOCATION

53/55 New Bond Street is located on the east side of the street between Brook Street and Maddox Street.

This flagship store is adjacent to Fenwick Department Store and Emporio Armani with luxury brands including Mulberry, Mont Blanc and Hugo Boss nearby as well as Victoria's Secret.

The Bond Street Elizabeth Line (Crossrail) Station is scheduled to open in the first half of 2022 bringing increased footfall to New Bond Street and reducing journey times to Heathrow Airport to less than 30 minutes and Paddington to 3 minutes.

ACCOMMODATION

53/55 New Bond Street benefits from an extensive frontage of over 15m/49ft giving the property excellent prominence. The accommodation is arranged over Ground, First and Basement levels and comprises the following approximate dimensions and floor areas:

| | | | |
|--------------------|-----------------|----------------------------|--------------------|
| Net Frontage | | 15.02 m | 49' 3" |
| Maximum Shop Depth | | 18.67 m | 61' 3" |
| Ground Floor | Sales | 212.0 m ² | 2,282 sq ft |
| First Floor | Sales | 209.3 m ² | 2,253 sq ft |
| Basement | Sales/Ancillary | 311.5 m ² | 3,353 sq ft |
| Vaults | Storage | <u>37.3 m²</u> | <u>402 sq ft</u> |
| TOTAL | | 770.1 m² | 8,290 sq ft |

SUB-LEASE

The premises are available on a new sublease for a term to be agreed. The sub-lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act.

RENT

On application

ASSIGNMENT

Alternatively, our clients will consider an assignment of their leasehold interest for a term expiring on 19th May 2025 at a passing rent of £2,300,000 subject to rent review on 20th May 2021.

RATEABLE VALUE

Rateable Value: £1,340,000

LEGAL COSTS

Each party to be responsible for its own legal costs incurred in documenting the transaction.

VIEWING

Staff are unaware and all appointments are to be arranged through sole agent:

Nick Ware

T: 020 7493 7856 M: 07769 643359 E: nick.ware@unionland.co.uk

John Buckingham

T: 020 7493 7856 M: 07836 534504 E: john.buckingham@unionland.co.uk

UNION
Liberty House
222 Regent Street
London W1B 5TR

020 7493 7856



50 metres

Experian Goad Plan Created: 10/05/2021
Created By: Union Land and Property



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019695

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011