

Suitable for Retail or
Art Gallery, Café,
Interiors etc.

PHILLIPA JEAL
Retail Property Consultants
CLASS E PREMISES
54 MADDOX STREET, W1S 1AY



Location:

These premises are situated in the heart of Mayfair on the north side of Maddox Street, between New Bond Street and St. George Street

Maddox Street has a mix of specialist retailers, including Morelle Davidson – antique and vintage jewellery, Pendulum of Mayfair – Antique Clocks specialist, Batoul Clinic, Aube Hair, Neural Nexus Gallery, Huxley Parlour Gallery, The Room – designer clothing and Manthan restaurant – Michelin Star Chef Rohit Ghai.

New Bond Street is the home of luxury International and UK Brands with Delvaux, Versace, Loewe, Celine, Zegna, Bruno Cucinelli, Jil Sander, Smythson, Breitling, IWC, and Sotheby's Auction House all nearby.

Bond Street and Oxford Circus tube stations are both 5 minutes walk away.

Accommodation: The premises are arranged over ground and basement, having the following approximate dimensions and floor areas:

Ground floor:	329 sq.ft.	30.46 sq.m.
Basement:	143 sq.ft.	13.28 sq.m.

Lease: The premises are available on a new lease, length to be agreed with 5-yearly rent reviews. The lease will be contracted outside the Landlord & Tenant Act.

Rent: Upon application

Rates:

Rateable Value:	£77,500.00
Rates Payable 2025/26:	£44,563.00

VAT: Vat will be charged at the appropriate rate if applicable

Legal Costs: Each party is to be responsible for their own legal costs and other associated costs incurred in this transaction.

Viewing: Viewings are strictly by appointment via sole letting agents:
Phillipa Jeal Retail Property Consultants on
Tel: 020 7584 6861/07980 617623.
email: phillipa@retailpropertyconsultants.net

020 7584 6861/07980 617623
9 Milner Street, London SW3 2QB

MISREPRESENTATION ACT: The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.