



**78-79 NEW BOND STREET, LONDON W1S 1SA**

**Flagship Retail Lease Available**

**Vacant - Sublease May Be Considered**

Sales 3,615 sq ft / 335 sq m

Total 5,076 sq ft / 472 sq m



# 78-79 NEW BOND STREET, LONDON W1S 1SA

## LOCATION

The property is located in a prime location adjacent to Johnstons of Elgin at the northern end of New Bond Street midway between Oxford Street and Brook Street.

The property is visible from Oxford Street and in close proximity to the new Bond Street Crossrail Station. Nearby retailers include Canali, Fenwicks, Victoria's Secret and Zara.

## TERM

The premises are held on an effectively full repairing and insuring lease for a term of 15 years from 02 March 2015 subject to 5 yearly rent reviews.

## RENT

Passing rent £540,000 pax

## INCENTIVES

Incentives available subject to covenant strength.

## ACCOMMODATION

The premises are arranged over ground, basement and first floors having the following approximate areas:

Ground Floor Sales	1,552 Sq Ft	144.19 Sq M
Basement Sales	877 Sq Ft	81.48 Sq M
Basement Anc / Vaults	1,161 Sq Ft	107.86 Sq M
First Floor Sales	1,186 Sq Ft	110.18 Sq M
First Floor Outside Decking	300 Sq Ft	27.87 Sq M
<b>Total</b>	<b>5,076 Sq Ft</b>	<b>471.58 Sq M</b>

## RATES (2023/24)

Rateable value:	£377,500
Rates payable (UBR multiplier: £0.532):	£200,830

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority.

## EPC

An EPC will be made available upon request.

## LEGAL COSTS

Each party to bear their own costs

## VAT

VAT will be charged at the appropriate rate, if applicable

## VIEWING

By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

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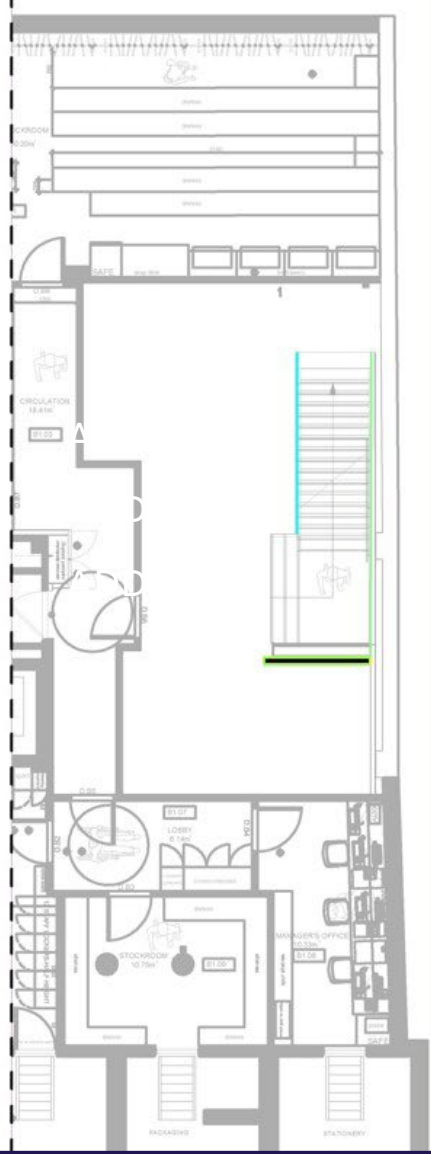
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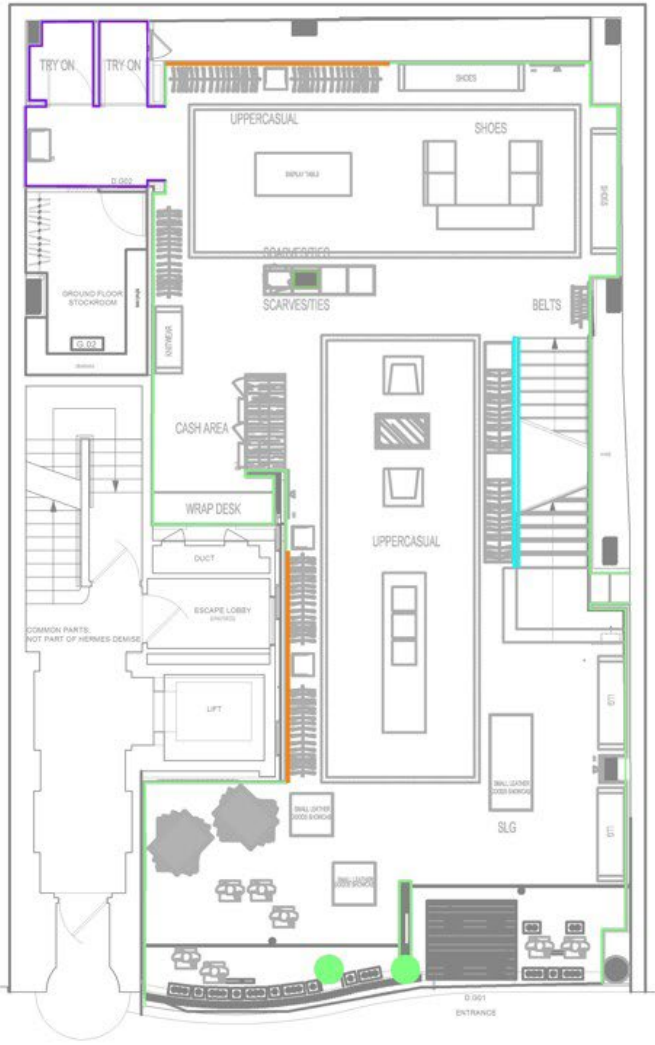


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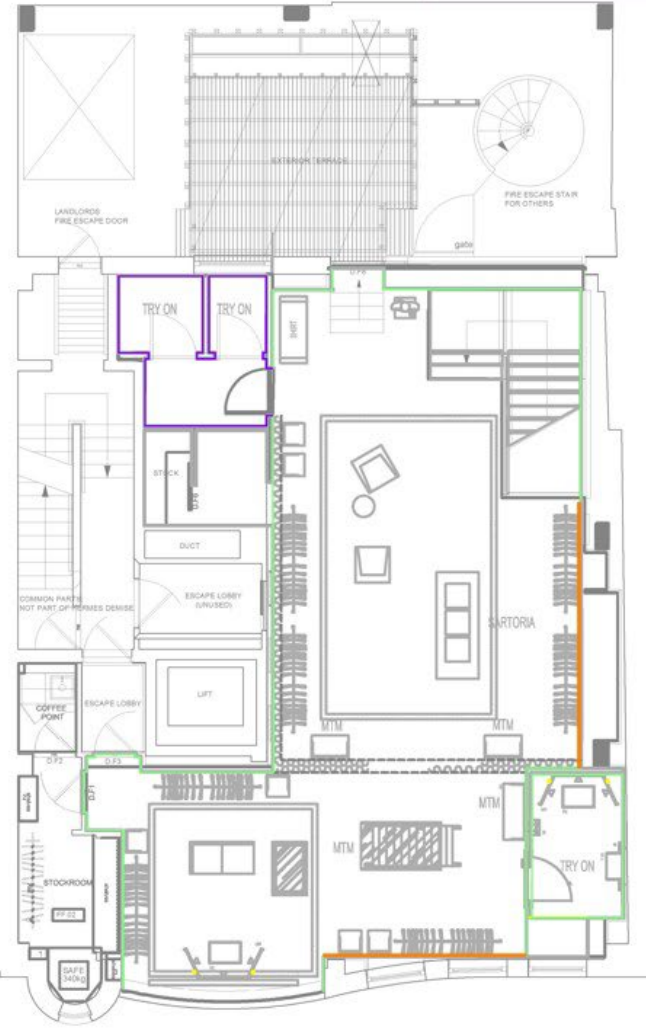
Basement



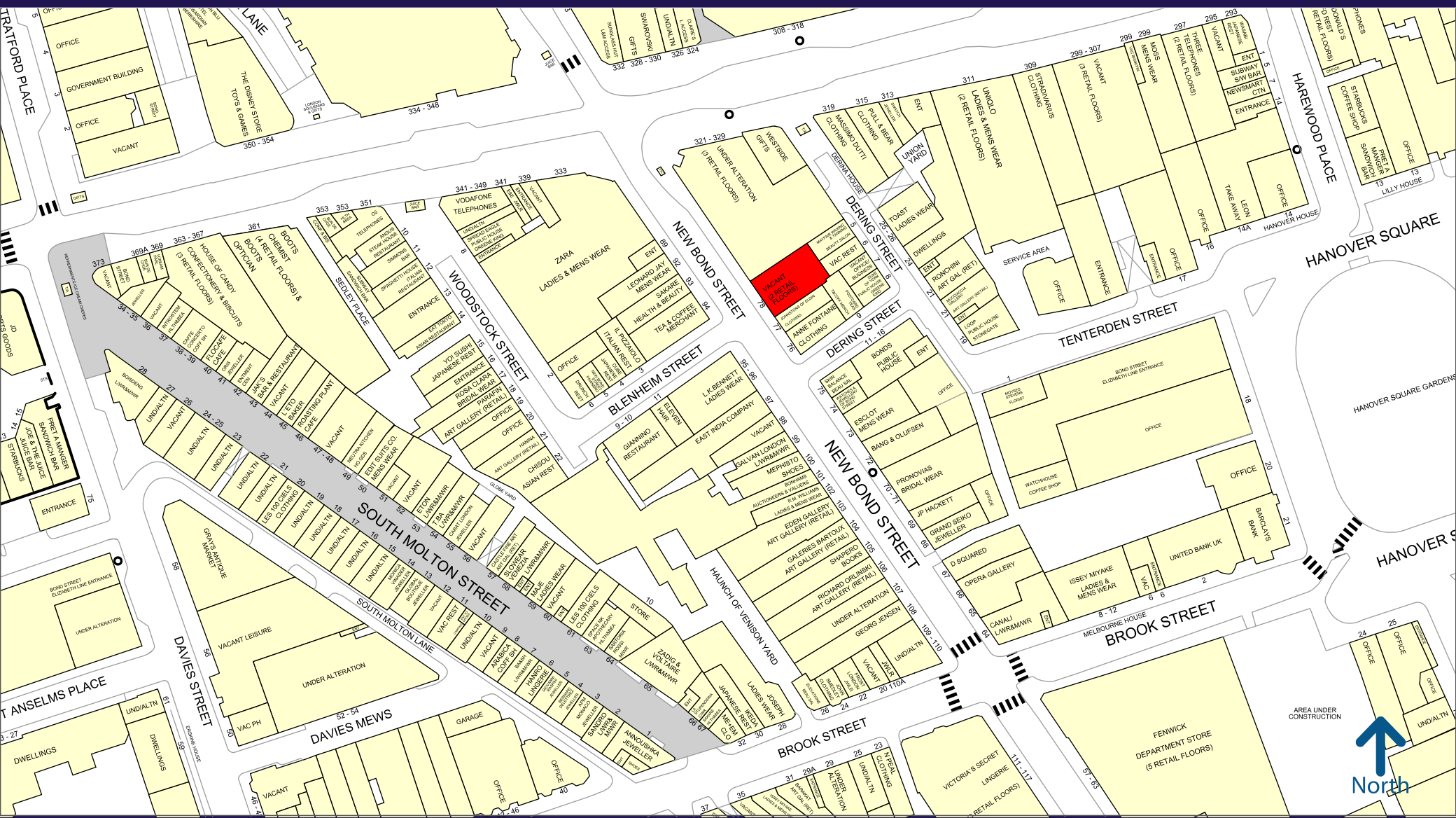
Ground Floor



1st Floor



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