

54 Conduit Street, London, W1S 2YY

Class E Unit to Let in Mayfair – 1,885 Sq.Ft.



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The Property

The property is superbly located on the north side of Conduit Street, one of London's most renowned and desirable retail streets, connecting Bond Street and Regent Street. Oxford Circus, Piccadilly Circus, Tottenham Court Road and Bond Street underground stations are all within close proximity.

The shop itself sits within an attractive retail parade and benefits from a modern, fully glazed frontage, blending seamlessly into the iconic Victorian architecture that is associated with the area. The rectangular layout lends itself well to customisation and the lower ground provides excellent space for additional sales.

Nearby retail occupiers in this prestigious location include MCM, Lalique, Yves Salomon, Church's, John Varvatos, Barrie, MM6 Maison Margiela, Yosqi, Luxe Dressing, Burberry, Vivienne Westwood and Armani Exchange.

Tenure

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Accommodation

The premises is arranged over ground and basement floors and comprise the following approximate net internal floor area:

Description	sq ft	sq m
Ground Floor	824	76.55
Lower Ground	1,061	98.57
Total	1,885	175.12

Rent

£250,000 per annum exclusive.

Business Rates

The rateable value of the property is £87,500, as of 1st April 2023.

Interested parties are advised to make their own enquiries with Westminster Council.

EPC

Certificate available on request.

Legal Costs

Each party to bear their own legal costs.

Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

Levy Real Estate:

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Location Plan



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