

Prime Shops - To Let



ACCOMMODATION

The property is available either in its existing configuration as two self-contained shops or alternatively, as a single amalgamated flagship store. The approximate dimensions and net internal floor areas of each option are as follows:

Option 1 - As Existing 105 New Bond Street

Built Frontage	18 ft	(5.4m)
Ground Floor - Sales	1,314 sq ft	(122 sq m)
Basement - Sales/Storage	3,247 sq ft	(301 sq m)

106 New Bond Street

Built Frontage	15 ft 6 ins	(4.7m)
Ground Floor - Sales	2,220 sq ft	(206 sq m)

Option 2 - Amalgamated Unit 105/106 New Bond Street

Built Frontage	33 ft 6 ins	(10.1m)
Ground Floor - Sales	3,683 sq ft	(342 sq m)
Basement - Sales/Storage	3,247 sq ft	(301 sq m)

TENURE

Each option is being made available by way of a full repairing and insuring lease for a term of fifteen years, subject to upward only rent reviews at the expiry of each fifth year.

RENT

Our client is inviting rental offers in excess of the following:

Option 1

105 New Bond Street - £310,000 pax
106 New Bond Street - £250,000 pax

Option 2

105/106 New Bond Street - £570,000 pax

RATES

We are verbally informed by the Local Authority that the amalgamated premises have not yet been assessed for rating purposes. Interested parties are advised to make their own enquiries to the City of Westminster Rating Department (tel: 020 8351 2050).

TIMING

It is anticipated that Option 1 will be available for occupation in mid 2009 with Option 2 being available in late 2009.

105/106 NEW BOND
STREET
LONDON, W1

LOCATION

The property occupies a prominent location on the west side of New Bond Street close to the junction with Brook Street. The shop is adjacent **Gant** whilst being opposite **Jil Sander** and **Wholeman**. Other nearby retailers include **Russell & Bromley, Pringle, Fenwick Department Store, Oliver Sweeney** and **Victorinox**' new flagship store.

LEGAL COSTS

Each party is to be responsible for its own legal and other associated costs incurred in this transaction.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES

Cushman & Wakefield supports The Code for Leasing Business Premises in England & Wales which recommends you seek professional advice before agreeing a business tenancy. Details available from www.leasingbusinesspremises.co.uk

VIEWING

All viewings are strictly by appointment through sole letting agents, **Cushman & Wakefield** ref:

Peter Mace

020 7152 5039

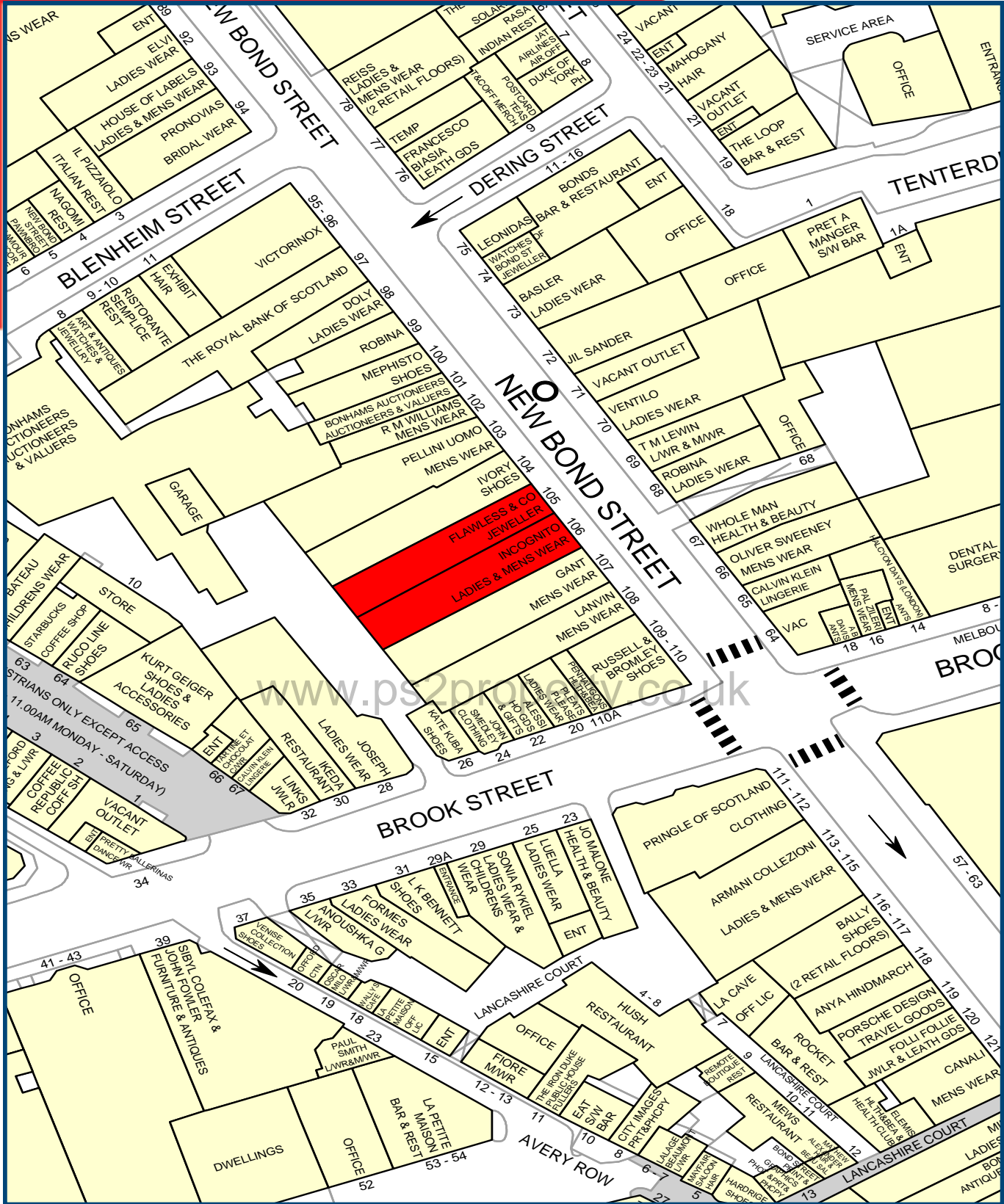
peter.mace@eur.cushwake.com

020 7935 5000
www.cushmanwakefield.com

43/45 Portman Square
London, W1A 3BG

Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.

105/106 NEW BOND STREET LONDON, W1



Experian, Good House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BQ Tel: 01707 636901 Fax: 01707 636907
E-mail: good.sales@experian.com

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CUSHMAN & WAKEFIELD
 020 7935 5000
 www.cushmanwakefield.com