

PRIME RETAIL SHOP / GALLERY TO LET SUBJECT TO VACANT POSSESSION

56 Maddox Street

London W1



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

Maddox Street is situated in a prime Mayfair location, strategically positioned between New Bond Street and Regent Street. This part of the West End has excellent transport connectivity, which has been enhanced by the opening of the Elizabeth Line with a nearby entrance towards the north on New Bond Street.

Maddox Street is home to a range of occupiers from Michelin Star restaurants to art galleries, boutique offices and high end residential apartments.

Neighbouring luxury brands include; **Moncler** and **Jil Sanders** new flagship plus the likes of **Loewe**, **Brunello Cuccinelli**, **Celine**, **Versace** and **Delvaux**.

Accommodation

The property is arranged over ground and basement floors comprising the following approximate areas:

Ground Floor:	307 sq ft	28.52 sq m
Basement:	425 sq ft	39.48 sq m
Total:	732 sq ft	68.01 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

£120,000 pax.

Tenure

New lease for a term to be agreed.

Rates

Rateable Value (2024/25): £70,000

UBR: £0.566

Rates Payable: £39,620

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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