

PRIME STORE AVAILABLE - SUBJECT TO VACANT POSSESSION

G7 West One Shopping Centre / Bond Street Station London, W1



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The subject premises are situated at ground floor level of West One Shopping Centre facing the ascending escalator from the Underground Station.

Nearby occupiers include **JD Sports, Joe & The Juice, Itsu, Pret, Hop** and **McDonalds**.

Accommodation

The premises comprise the following approximate net internal floor area:

Ground Floor:	434 sq ft	40.31 sq m
Total:	434 sq ft	40.31 sq m



Viewing & further information

Strictly by prior arrangement only with:

Finley Matthews

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John Lyons

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Rent

Upon application.

Lease

The unit is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease is to be contracted outside the Landlord and Tenant Act 1954.

Rates

Rateable Value (2024/25): £94,000

Subject to confirmation. Further details are available from www.voa.gov.uk

Service Charge

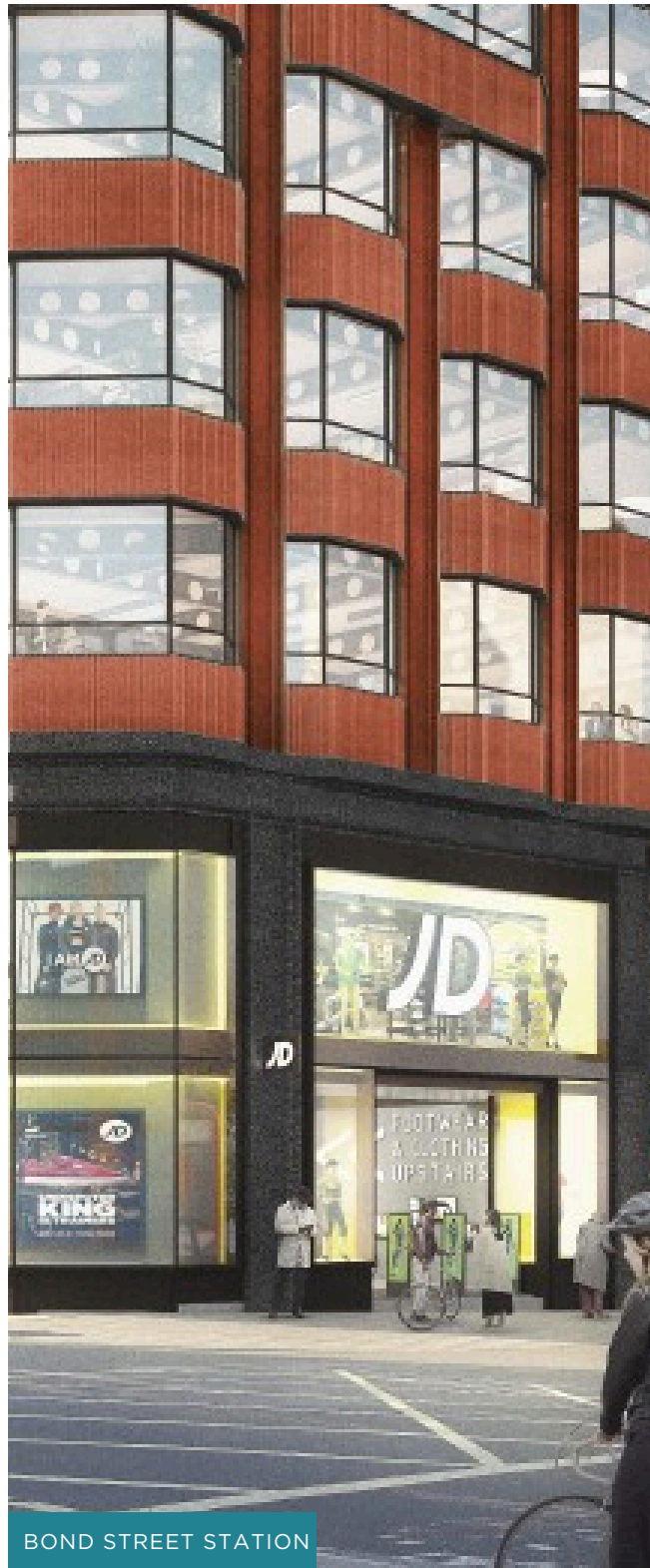
Approximate 2025/2026 service charge is £19,744 per annum.

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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March 2024

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