

FITTED RESTAURANT AVAILABLE SUBJECT TO VACANT POSSESSION  
POTENTIAL FOR 'TOWN HOUSE' RETAIL

# 23 Conduit Street

London W1



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

Located within prime Mayfair on the northern side of Conduit Street linking New Bond Street and Regent Street. The opportunity is adjacent to **A bathing Ape** and **Rigby & Peller**.

Notable other occupiers include **The St. Regis London** (opening 2025), **Berluti**, **Moschino**, **Balenciaga**, **Sketch** and **HUMO**.

## Accommodation

The premises is arranged over basement to third floor, presenting the opportunity to occupy the whole building, with the following approximate floor areas:

Ground Floor:	867 sq ft	80.5 sq m
Basement:	1,084 sq ft	100.7 sq m
First Floor:	735 sq ft	68.3 sq m
Second Floor:	496 sq ft	46.1 sq m
Third Floor:	500 sq ft	46.4 sq m
<b>Total:</b>	<b>3,682 sq ft</b>	<b>342 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Laurie Stokes**

laurie.stokes@savills.com  
+44 (0) 7834 992 340



## Rent

Price on Application

## Tenure

The premises are available, subject to vacant possession, by way of a new lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

## Rates

Rateable Value (2025)	£165,000
UBR:	£0.575
Rates Payable:	£94,875

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

## 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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