

RETAIL UNIT TO LET - SUBJECT TO VACANT POSSESSION

11-12 Gees Court, St Christopher's Place, London W1



LOCATION

The unit is in Gees Court, a pedestrianised area, a stone's throw from both Oxford Street and Bond Street Station, along with the central piazza of St Christopher's Place.

Nearby operators including a mixture of F&B and beauty with Sunday in Brooklyn, Cup + Lid, Bar Kroketa, Rituals, Adam Grooming and L'Occitane.

ACCOMMODATION

The property is arranged over basement, ground, first, second and third floors and provides the following approximate gross internal floor areas

Basement	1,114 SQ FT
Ground	925 SQ FT
First	908 SQ FT
Second	770 SQ FT
Third	695 SQ FT
Total	4,412 SQ FT

RATES

Retail:

Rateable Value - £103,000 pax.

Rates Payable - £57,886 pax.

Offices:

Rateable Value - £86,000 pax

Rates Payable - £48,332 pax

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

RENT

£250,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

Current service charge for ground and basement is £18,354.44 and insurance is £3,021.98. For first, second and third additional insurance is £5,069.01

TENURE

New lease of a length to be agreed, outside the Security of Tenure Provisions of the 1954 Act.

COSTS

Each party is to be responsible for their own costs incurred in the transaction.

EPC

An EPC certificate is available on request.

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VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

Tracey Pollard
07779 323 306
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