

## 49 South Molton Street, London, W1K 5LA

# Prime Central London Retail Opportunity

### Summary

- Located in the heart of the West End
- Positioned just off Oxford Street on South Molton Street
- Adjacent to a range of fashion, accessories and beauty operators
- Within close proximity to the new Bond Street Crossrail Station

### Location

The property is located on South Molton street, which is one of London's leading retail destinations and rare pedestrianised streetscapes. The street is home to renowned brands, including; Browns, Claudie Pierlot, ASH, The Kooples, Mo+Co and Desmond & Dempsey.

South Molton street will also benefit highly from Crossrail with the opening of the Elizabeth Line in Autumn 2019 at Bond Street Tube Station.

### Accommodation

The premises provide the following approximate net internal floor areas:

Floor/Unit	Description	Sq ft	Sq m
Ground	Ground Floor	710	65.96
Lower Ground	Basement Store	433	40.23
Lower Ground	Basement Vaults	119	11.06
<b>Total</b>		<b>1,262</b>	<b>117.25</b>

### Rent

Rent on Application

### Rates

Rates payable: £91,700 per annum  
(based upon Rateable Value: £175,000)

### EPC

This property has been graded as C (75).

### Lease Terms

The property is available by way of a new lease for a term to be agreed, contracted outside the Landlord and Tenant Act Part II (as amended)



### Viewing & Further Information

Viewing is strictly by appointment with:

**Puja Dowlani**

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