



47 Conduit Street, London, W1S 2YP

4,323 SQ FT SELF CONTAINED HQ BUILDING OR 2,597 SQ FT
SUPERB FITTED A1 RETAIL UNIT TO LET

- Rare self contained HQ building opportunity
- Available as a whole, or a sublease of the retail element
- A1 retail ground floor and basement and B1 offices above (now categorised under Class E)

Overview.

4,323 SQ FT SELF CONTAINED HQ BUILDING OR 2,597 SQ FT SUPERB FITTED A1 RETAIL UNIT TO LET

Location.

47 Conduit Street is situated on the South side of Conduit Street, close to the junction with Savile Row, and the junction with New Bond Street. Conduit Street is a busy thoroughfare linking Regent Street to New Bond Street, and accordingly is home to many world renowned retailers.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd	520	48.31	Available
2nd	610	56.67	Available
1st	596	55.37	Available
Ground	1,798	167.04	Available
Basement	799	74.23	Available
Total	4,323	401.62	

Specification.

Rare self contained HQ building opportunity, A1 retail ground floor and basement, and B1 offices above (now categorised under Class E), Available as a whole, or a sublease of the retail element.

Financials.

Rent	£448,147.33 per annum Passing
Rates Payable	£144,970 per annum
Rateable Value	£272,500
EPC Rating	Upon Enquiry

Terms.

Assignment of the existing lease for a term expiring February 2023, inside the Landlord and Tenant Act 1954.

Alternatively, a sublease of the retail space will be considered for a term expiring January 2023, outside the Landlord and Tenant Act 1954.

A new lease is potentially available direct from the Landlord on terms by arrangement.

Contacts.

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