



33 Maddox Street, London, W1S 2PB

841 SQ FT PRIME MAYFAIR GROUND FLOOR UNIT

SUITABLE FOR A VARIETY OF OCCUPIERS / USES

Overview.

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Location.

Maddox Street is a vibrant thoroughfare in Mayfair, linking Bond Street with Regent Street. 33 Maddox Street is ideally located near the junction with Mill Street, offering a prime position. The street features a diverse mix of occupiers, including an array of retailers, pubs, bars, and restaurants. The unit spans 841 sq ft on the ground floor and is suitable for a wide range of uses and occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit	841	78.13	Available
Total	841	78.13	

Financials.

Rent £105,000 per annum

Rates Payable £56,600 per annum

EPC Rating Upon enquiry

Terms.

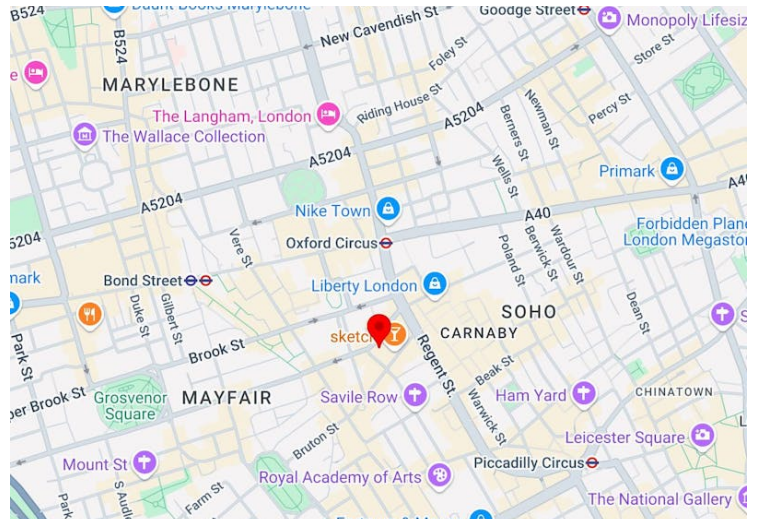
Assignment of the existing expiring September 2029 outside the Landlord & Tenant Act 1954.

A new longer lease is potentially available direct from the Landlord for a term by arrangement.

Contacts.

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