



Location

Bond Street Underground Station is in the heart of London's West End on Oxford Street and serves tourists, residents and businesses in the area. The footfall at Bond Street station was 37 million per annum in 2014-15 however the arrival of Crossrail in 2018 is expected to boost footfall by 20%.

Description

The subject unit sits within the ticket hall and has an extensive frontage and excellent prominence when entering and exiting the station. The unit will be handed over in a shell condition with capped off services and will benefit from 100 amp 3 phase power, water and drainage. The ingoing tenant will be required to install a glazed frontage. The unit will be available for fitting out October 2017.

Lease

The shop is available by way of a 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling landlord break.

Rent

The Landlord is seeking offers in excess of **£120,000** per annum net of VAT or a percentage of turnover, whichever is the higher and will be exclusive of rates and service charge.

Accommodation

Ground Floor Sales	737 sq ft	68.49 sq m
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Rates

Interested parties are advised to verify the above with the VOA or local authority.

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

EPC

An EPC has been requested from the landlord and will be provided in due course.

Legal Costs

Each party is to be responsible for their own legal costs.

Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. **Deadline for offers 8th September 2017. HOTs to be agreed within 2 weeks of issue date and shop fit plans to be submitted within 4 weeks.**

For more information, please contact:

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SHOP TO LET

Bond Street Station – Prime Retail Unit



MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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