

## Rarely Available Boutique Shop to Let just off New Bond Street

**\*BACK ON THE MARKET DUE TO ABORTIVE NEGOTIATIONS WITH REDUCED RENTAL\***

### 11 Blenheim Street, London, W1



#### Location

The shop is just one door removed from the junction with **New Bond Street**, adjacent to **L K Bennett** and **Giannino** Restaurant, opposite **The East India Company**, **Pronovias**, **Hackett**, **Bang & Olufsen**, **Diptyque**, **George Jensen** and **Canali** have all recently opened new flagship stores nearby.

#### Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Gross Frontage	14' 4"	4.37 m
Net Frontage	10' 0"	3.04 m
Internal Width	15' 10"	4.83 m
Shop Depth	39' 1"	11.91 m
Ground Floor Area	502 sq ft	46.54 sq m
Basement Area	549 sq ft	51.00 sq m
Vaults	44 sq ft	3.00 sq m

#### Lease

Subject to formal possession, a new lease is available for a term of 10 years subject to a rent review at the 5<sup>th</sup> year outside the Landlord & Tenant Act 1954.

#### Rent

Rental offers in the order of £130,000 per annum exclusive are invited.

#### Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£58,000
Rate in Pound	0.499p
Rates Payable (2024/2025)	£28,942

*Interested parties are advised to verify this information with the Local Rating Authority.*

#### Legal Costs

Each side to bear their own legal costs incurred in the transaction.

#### Viewings

By appointment only, via:

**Tim Kourides**

[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)

07799 628 860



**TK RETAIL PROPERTY**

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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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Plotted Scale - 1:1,000



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