



49-51
CONDUIT ST
+
MAYFAIR

THE UNIT

ICONIC RETAIL OPPORTUNITY

Explore this perfectly positioned two floor trading 5,000 sq ft retail opportunity.

Become fashion royalty in Mayfair. Eye catching and modern, in a prime corner location, explore this perfectly positioned retail delight. A thriving hub of international fashion and globally recognised art galleries, with more than four million people walking down Conduit Street's catwalk every year, dazzle and intrigue your audience with this prestigious foothold in London - and quite possibly the world's - most premier retail location.





CGI - Retail external from Conduit Street

THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS

LIFESTYLE + LOCATION



MAYFAIR



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FLOOR AREAS

TERMS

MODERN CLASSIC ELEGANCE

In the centre of this thriving fashion hub, 49-51 Conduit Street is a modern gem with a striking exterior, with extensive frontage onto both Savile Row & Conduit Street. Ready for a luxury brand to take over a highly sought after retail address in London. And with the culinary delights of Mayfair's thriving restaurant scene at your door, eclectic excellence, critically acclaimed and quintessential English pubs greet the fashionable crowd once they have enjoyed their shopping experience.



Planned public realm improvements

LIFESTYLE + LOCATION



THE UNIT

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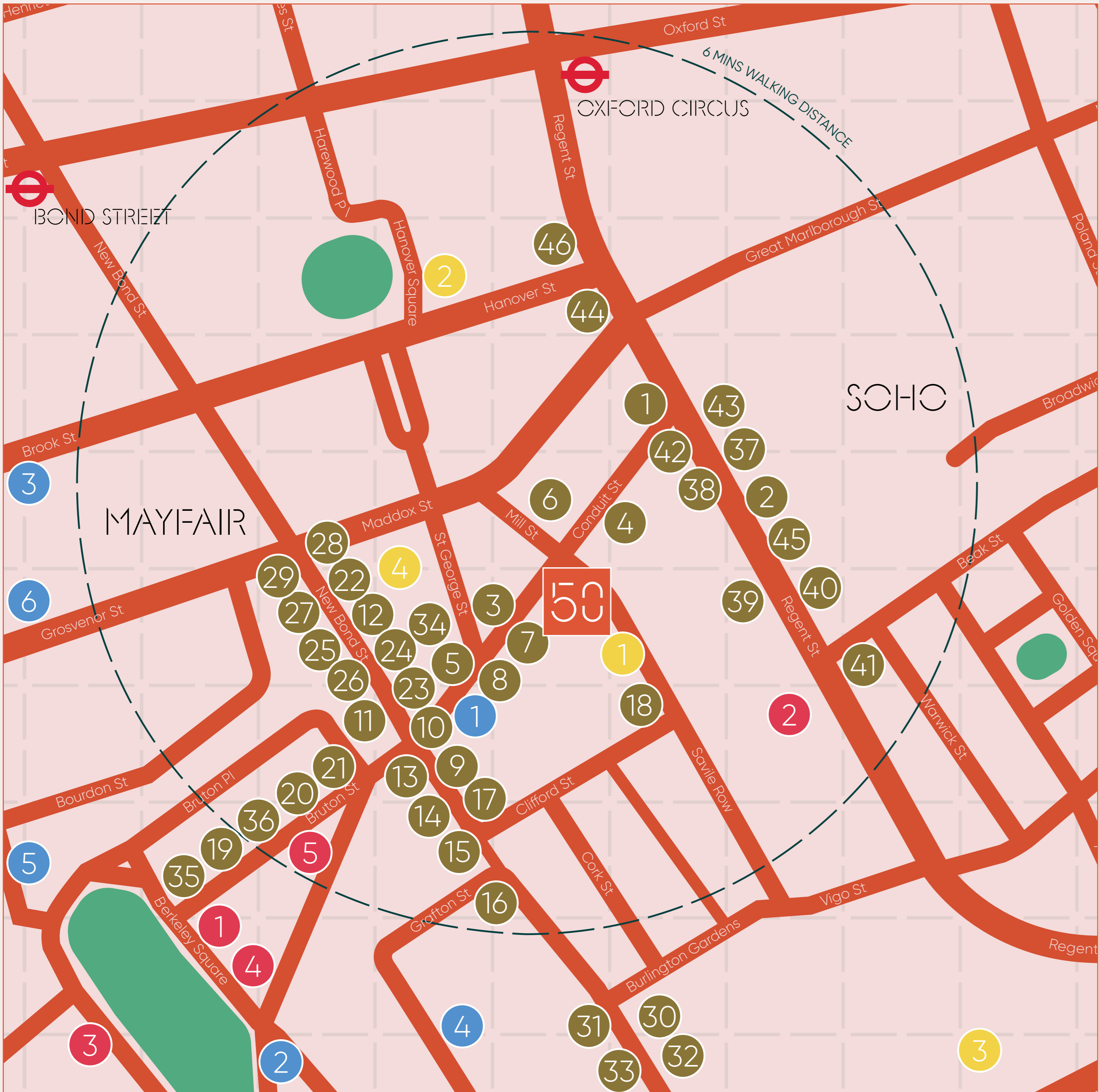
THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS

LIFESTYLE + LOCATION



- RETAIL ●
 - 1 Belstaff
 - 2 Coach
 - 3 BAPE
 - 4 Y-3
 - 5 Moschino
 - 6 MCM
 - 7 Vivienne Westwood
 - 8 Berluti
 - 9 Burberry
 - 10 Balenciaga
 - 11 Gucci
 - 12 Celine
 - 13 Hermes
 - 14 Chanel
 - 15 Dior
 - 16 Givenchy
 - 17 Louis Vuitton
 - 18 Richard James
 - 19 Kenzo
 - 20 Isabel Marant
 - 21 Asprey
 - 22 Loewe
 - 23 Zegna
 - 24 Chloe
 - 25 Alaia
 - 26 Fendi
 - 27 Brunello Cuccinelli
 - 28 Versace
 - 29 Breitling
 - 30 Stella McCartney
 - 31 Tiffany's
 - 32 Alexander McQueen
 - 33 Saint Laurent
 - 34 Moschino
 - 35 Maison Margiela
 - 36 Chanel Couture
 - 37 Hugo Boss
 - 38 Michael Kors
 - 39 Watches of Switzerland
 - 40 Calvin Klein
 - 41 Abercrombie
 - 42 Hackett
 - 43 Coach
 - 44 Tory Burch
 - 45 Hamleys
 - 46 Lacoste
- DINING + DRINK ●
 - 1 Sexy Fish
 - 2 Sartoria
 - 3 Annabel's
 - 4 Amazonico
 - 5 Seasons Mayfair
- HOTELS ●
 - 1 The Westbury Mayfair
 - 2 Mayfair Hotel
 - 3 Claridges Hotel
 - 4 Browns Hotel
 - 5 The Connaught
 - 6 The Chancery Rosewood
- LIFESTYLE ●
 - 1 Hauser Wirth Gallery
 - 2 Pace Gallery
 - 3 Royal Academy of Arts
 - 4 Halcyon

THE UNIT

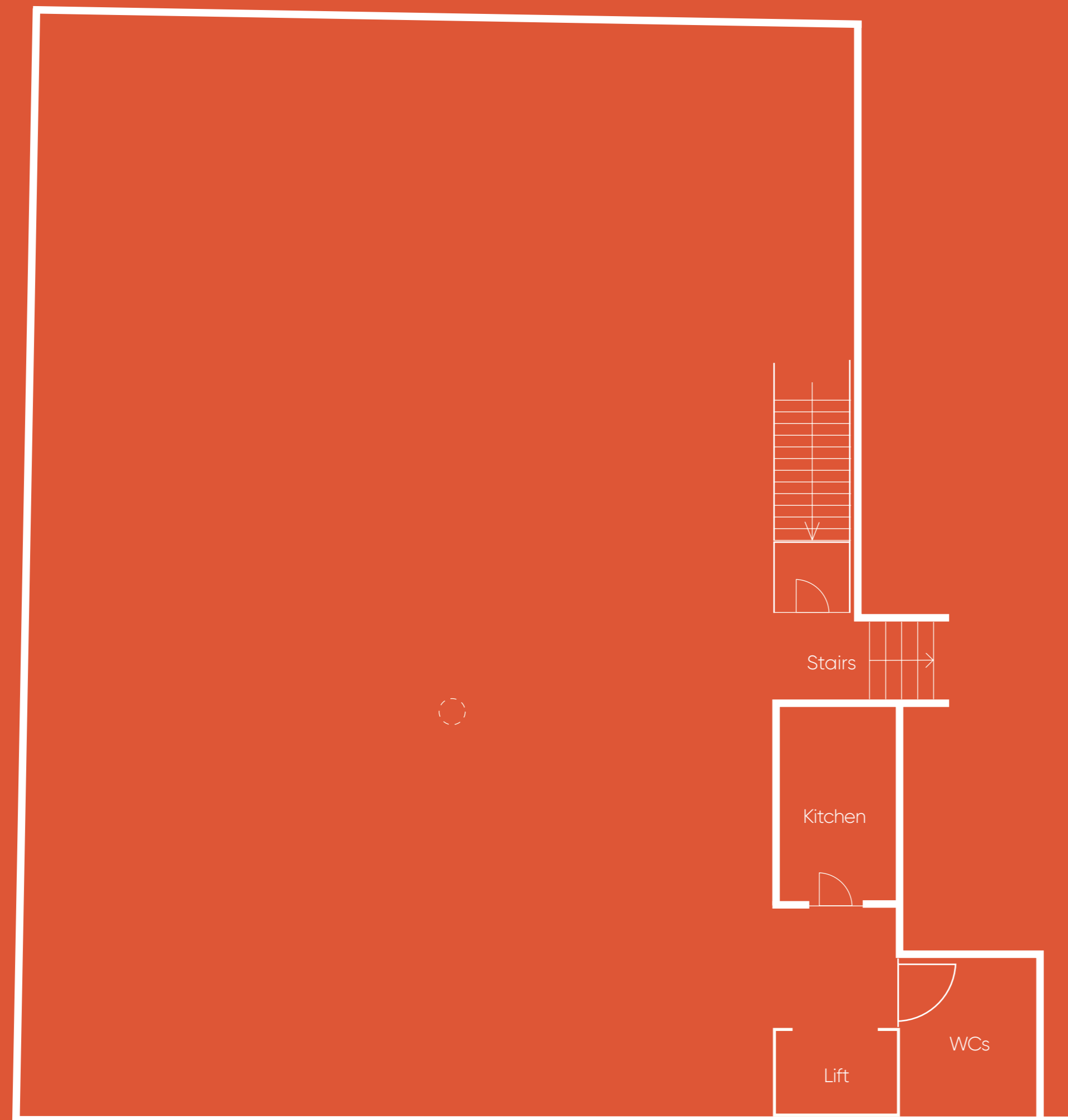
LOCATION AND LIFESTYLE

FLOOR AREAS

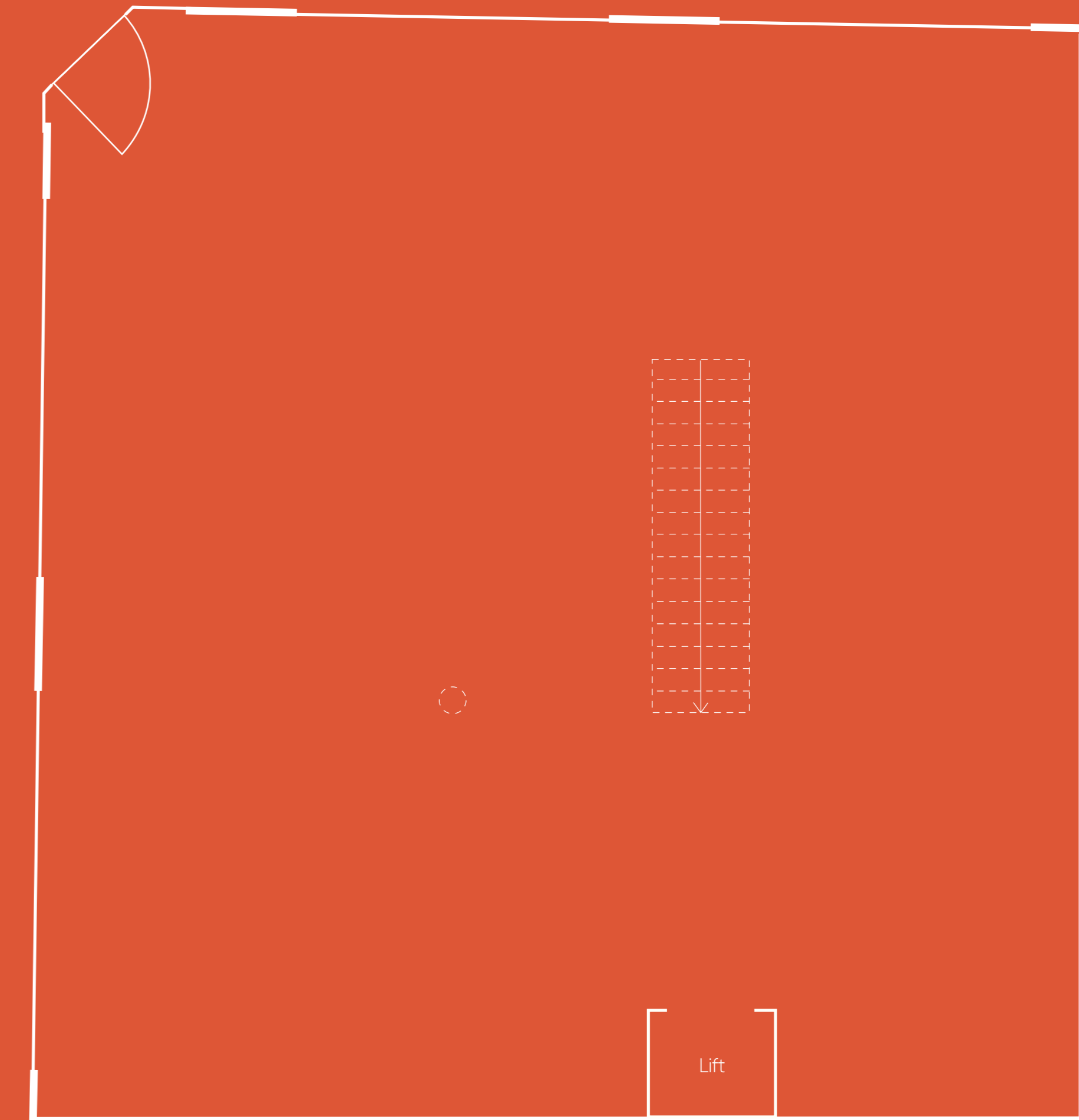
TERMS

FLOOR AREAS

LOWER GROUND
2,267 SQ FT



GROUND FLOOR
2,594 SQ FT



* There is the ability for an additional 4,525 sq ft of tradeable first floor space if required.
All dimensions and areas are approximate.



THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS



CGI - Retail internal ground floor

THE UNIT

LOCATION AND LIFESTYLE

FLOOR AREAS

TERMS

Quoting rent

Upon application

Rateable value

The current rateable value to be reassessed on new accommodation.

Please refer to Westminster Local Authority for proposed rates payable up to April 2022.

Service charge & insurance

A service charge and insurance premium contribution calculated on a floor area apportionment basis will be payable for the duration of the term.

Service charge - £9,700 (£2.00 per sq ft)

Insurance - £4,500 (£0.93 per sq ft)

Further details can be provided upon request.

Terms

The unit is available by way of a new lease from the Landlord, for a term to be agreed. Any lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC

Available upon request

Specification

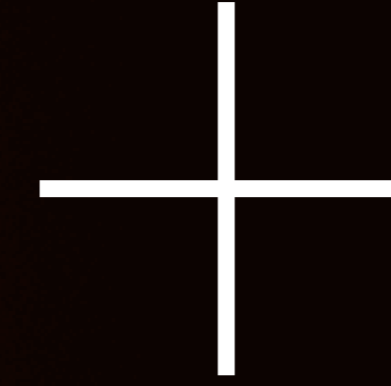
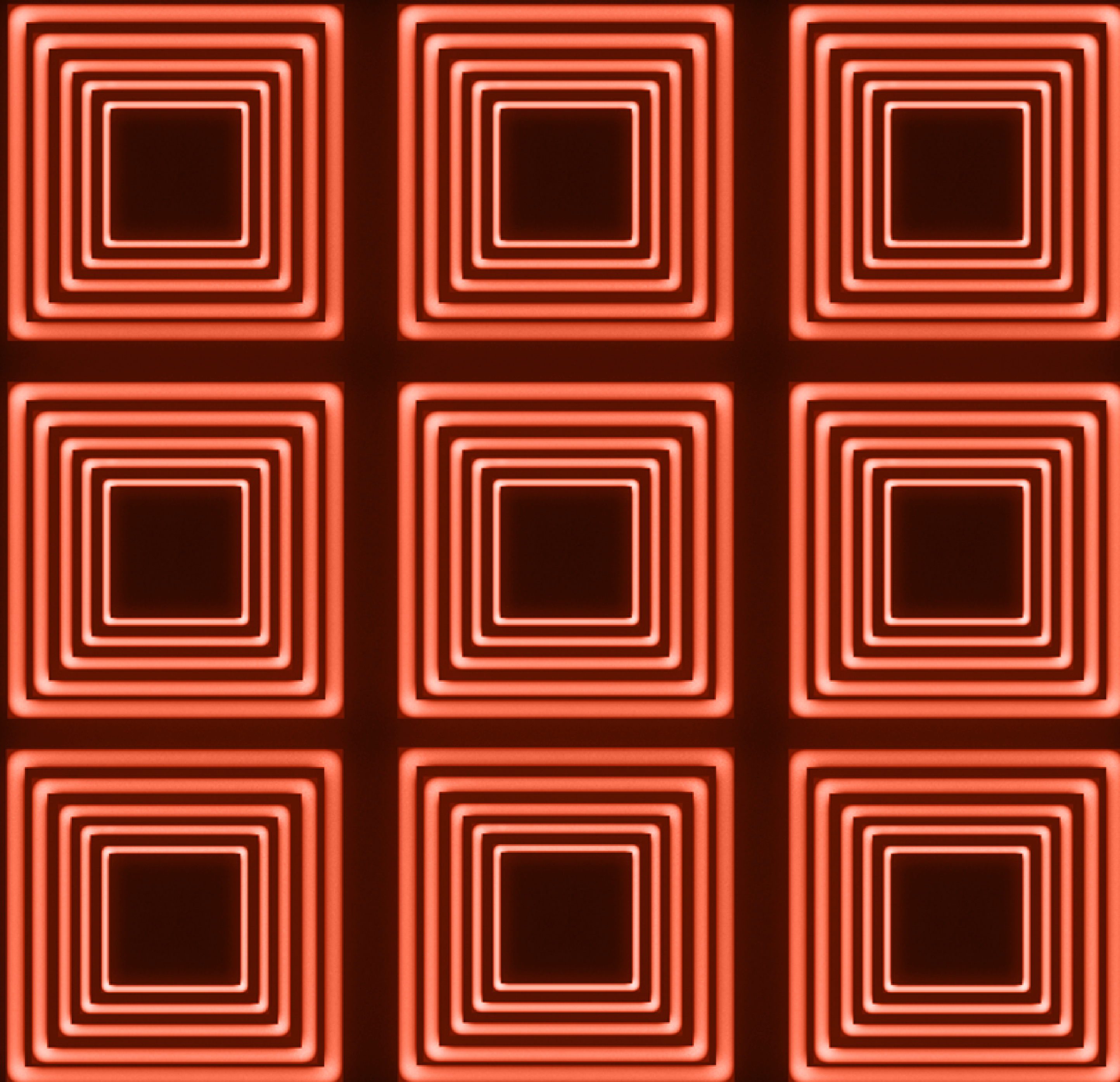
The unit will be handed over in its exiting condition, white box and stripped of the previous tenants fixtures and fittings. Further information on the specification available on request. Class E Use Retail and or restaurant uses acceptable, subject to approvals for low level extract/reco only.

Timing

The unit is available for occupation from July 2022.

Viewings

Strictly by appointment through joint agents



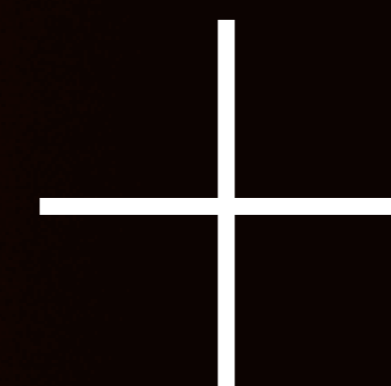
**BRUCE
GILLINGHAM
POLLARD**

CHARLOTTE ROBERTS

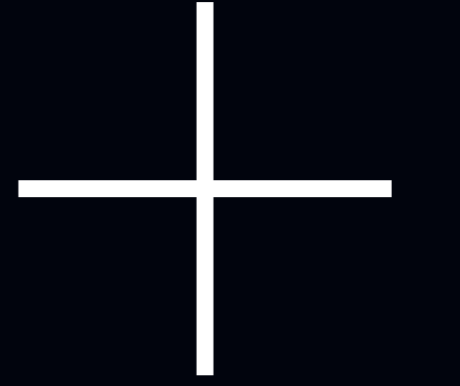
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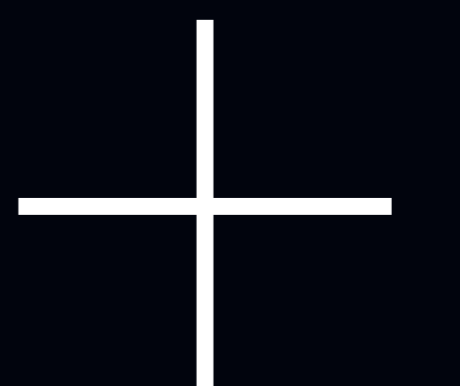
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