

BRUTON STREET  
LONDON, W1

27

FLAGSHIP SHOP  
TO LET



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## LOCATION

Located in the heart of Mayfair, Bruton Street is world-renowned for being home to a number of luxury fashion and restaurant occupiers including **Isabel Marant, Zimmermann, Kenzo, Maison Margiela** and **Hakkasan** and to name a few.

Bruton Street benefits from being moments away from the prestigious Bond Street, a luxury retailing hub home to a number of global flagships including the likes of **Hermès, Louis Vuitton, Chanel, Miu Miu, Balenciaga** and **Burberry**.

27 Bruton Street provides a flagship opportunity to occupy a whole building in the centre of Mayfair. The property sits adjacent to the recently opened **IRO** with other new additions to the street including **Nanushka, Chanel** and **Asprey**.

## ACCOMMODATION

The premises comprise of the following approximate Net Internal Areas:

|                 |                    |                   |
|-----------------|--------------------|-------------------|
| Ground Floor    | 971 sq ft          | 90.2 sq m         |
| Basement Sales  | 1,250 sq ft        | 116.1 sq m        |
| 1st Floor Sales | 822 sq ft          | 76.4 sq m         |
| 2nd Floor       | 780 sq ft          | 72.5 sq m         |
| 3rd Floor       | 743 sq ft          | 69.0 sq m         |
| 4th Floor       | 795 sq ft          | 73.9 sq m         |
| <b>Total</b>    | <b>5,361 sq ft</b> | <b>498.1 sq m</b> |

## RATES

|                         |          |
|-------------------------|----------|
| Rateable Value (2017)   | £350,000 |
| UBR 2021/2022           | 0.532    |
| Rates Payable 2021/2022 | £186,200 |

Interested parties are advised to verify the above with the local authority particularly in light of recent measures surrounding Covid-19.

## RENT

Subject to contract, offers are invited in the region of £550,000 per annum exclusive of rates, service charge, VAT (if applicable) and other outgoings.

BALENCIAGA ZIMMERMANN ELIE SAAB IRO Nanushka



BURBERRY  
LONDON ENGLAND

Prada  
ROMA



KENZO



A 3D photographic walkthrough of the premises can be found online [here](#).

## TENURE

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

## EPC

Available upon request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

## VIEWING & FURTHER INFORMATION

By appointment through joint agents.



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