



COMPTOIR, WEIGHHOUSE STREET



BROWN HART GARDENS & THE BEAUMONT HOTEL



AMI, DUKE STREET



PRIVATE WHITE V.C, DUKE STREET



SELFRIDGES, OXFORD STREET



POPINA, DUKE STREET



GROSVENOR SQUARE

“AMI is really proud to open its first UK store on Duke Street, the revamping of the whole area will transform it into a unique shopping and lifestyle destination”

NICOLAS SANTI WEIL, CEO  
AMI, DUKE STREET

## FURTHER INFORMATION

### TERMS

Each lease will be granted on standard Grosvenor terms. The leases will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

### QUOTING RENT

Available on request.

### ENERGY PERFORMANCE ASSET

Rating: C

### TIMING

Immediately available, subject to vacant possession.

### PROPERTY COSTS

Rates Payable (18/19): £167,620

*We are verbally advised by the rating authority that the property has the following rating assessment, however interested parties are advised to make their own enquiries directly with the Local Rating Authority.*

*All figures are annual and assume the property is taken as a whole and are an estimate for 2019.*

Service charge: £6,895

### VIEWING

Strictly by appointment through joint agents:

#### A1 RETAIL AGENT:

DOMINIC TIXERANT  
07742 756 817  
dominic@brucegillinghampollard.com

CHARLOTTE ROBERTS  
077 3844 8338  
charlotte@brucegillinghampollard.com

BRUCE  
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POLLARD

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INTERNATIONAL

DAVIS  
COFFER  
LYONS

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#### A1 FOOD AGENT:

KATE TAYLOR  
077 6665 7205  
ktaylor@dcl.co.uk

GEORGE COLLISON  
07784 213879  
george.collison@colliers.com

GROSVENOR







Opposite Barbour’s new flagship store at 56 Duke Street and within 2 minutes’ of one of London’s most impressive foodhalls opening at the Grade 1 listed St Mark’s; Duke Street is emerging as one of Mayfair’s most exciting quarters.

A FLAGSHIP RETAIL  
AND STANDALONE  
F&B OPPORTUNITY  
LOCATED IN THE HEART  
OF NORTH MAYFAIR,  
ONE OF LONDON’S  
MOST EXCITING AND  
CONTEMPORARY  
RETAIL PITCHES



## PROPERTY DETAILS

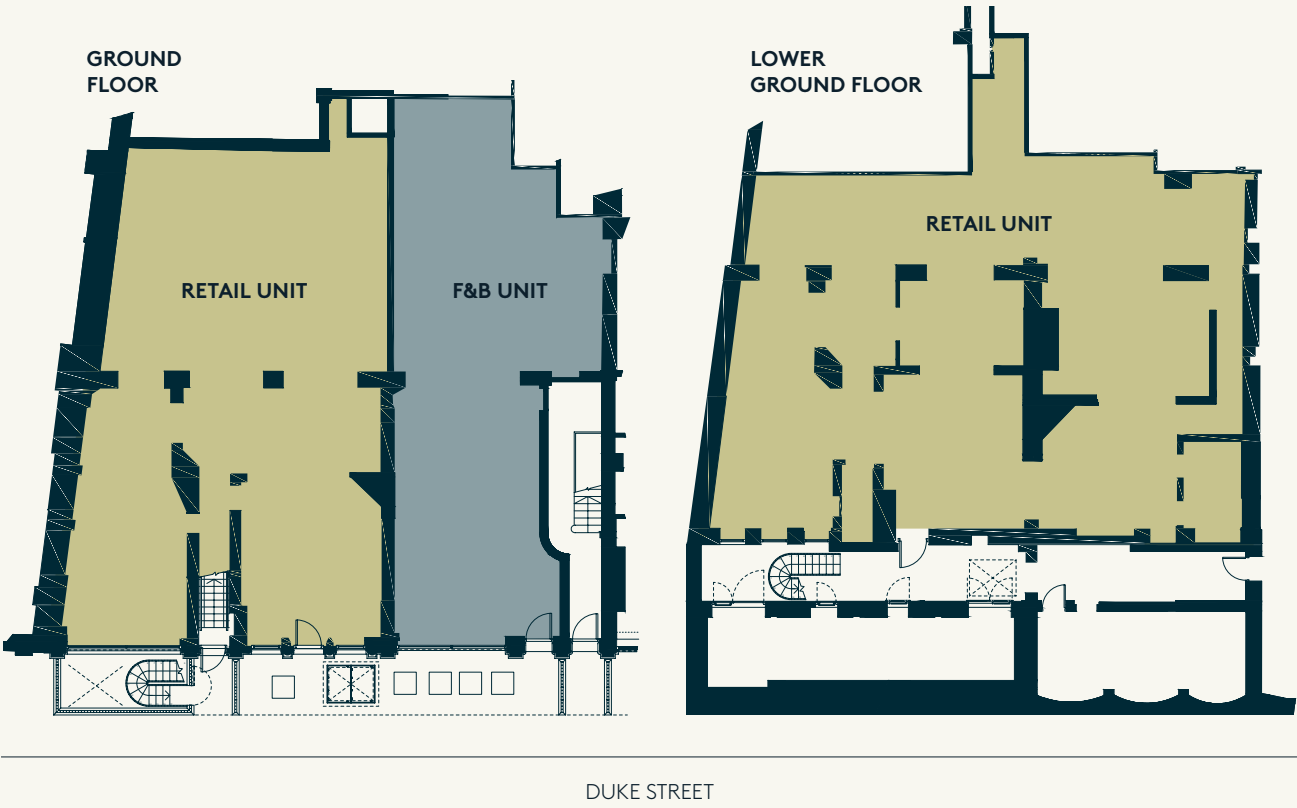
### DESCRIPTION

55 Duke Street is available by way of the whole or a potential split to include a standalone ground floor F&B Unit.

The premises benefits from an extensive frontage which has excellent visibility from Oxford Street and Selfridges, adding to the prominence of its location. Furthermore, in 2019 Leica will open a flagship store at 68 Duke Street adding to the existing accessible luxury operators including AML and Private White V.C. This is Mayfair’s unexpected edge.

### SPECIFICATION

The internal layout serves to provide an open floorplate, which will facilitate various retailing formats. The unit is fully fitted and ready for occupation and benefits from A1 planning use. Full specification can be provided upon request.



RETAIL UNIT		
Floor	SQ FT (NIA)	SQ M (NIA)
Ground Floor	1,725	160.2
Lower Ground Floor	2,254	209.4
Total:	3,979	369.6

F&B UNIT		
Floor	SQ FT (NIA)	SQ M (NIA)
Ground Floor	1,243	116
Total:	1,243	116

For indicative purposes only, not to scale.

## NORTH MAYFAIR



### LOCATION

Standing between Oxford Street and Grosvenor Square, North Mayfair is emerging as an exciting neighbourhood hotspot and hub for local workers and visitors. Beautiful architecture, cultural history, fashionable hangouts and a chic array of shops welcome those who are looking to wander off the beaten track. North Mayfair is a cosmopolitan oasis a short walk from Selfridges Department Store.

The Grade I-listed, landscaped Brown Hart Gardens, just off Duke Street, stands raised at the heart of the neighbourhood, flanked by the super-stylish hotel The Beaumont, the creation of Jeremy King and Chris Corbin, restaurateurs behind The Wolseley. Nearby development 20 Grosvenor Square, by Finchatton with Four Seasons, brings a luxury residential offering, while neighbouring St Mark’s, a beautiful Grade

I-listed neo-classical former church undergoing a sensitive refurbishment, is being transformed into a landmark dining destination.

### CROSSRAIL

Crossrail is anticipated to deliver 220,000 people per day to the area from the new Bond Street station. Visitors to Selfridges are likely to utilise Weighhouse Street and Duke Street to access the department store, providing the street with a fresh opportunity to benefit from a higher footfall and most importantly to benefit from the right types of consumer.

Source: [www.crossrail.co.uk](http://www.crossrail.co.uk)

“We are excited to be opening our new store in Duke Street, North Mayfair. It is an opportunity to showcase the full wardrobe of clothing, footwear and accessories from both of our brands Barbour, inspired by our country roots and Barbour International, inspired by our motorcycle heritage since 1936. Our Duke Street store will also be the first to have a dedicated footwear area ranging all Barbour and Barbour International footwear from wellingtons through to brogues, loafers and slippers.”

RYAN LLEWELLYN-PACE,  
MANAGING DIRECTOR (UK&I), WHOLESAL & RETAIL, BARBOUR