

# MAYFAIR

Est 1686

## Class E Opportunity



## 4 South Molton Street

No. 4 is a unique ground floor unit on this vibrant street, and a great opportunity to be part of this exciting new retail vision.

### WHY CHOOSE US?

#### PARTNERSHIP

We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

#### RETAIL CONCIERGE

We know that opening a store can be time-consuming and stressful. We offer a menu of services to smooth the journey for our retailers, from managing your fit out to facilities support and marketing services.

#### UTILITIES

We provide our retail occupiers with water, gas (if applicable), waste collection and deep green electricity, all at competitive prices. Smart meters mean our occupiers only pay for what they use, and we take away the hassle factor of setting up utilities accounts.

#### EVENTS AND MARKETING

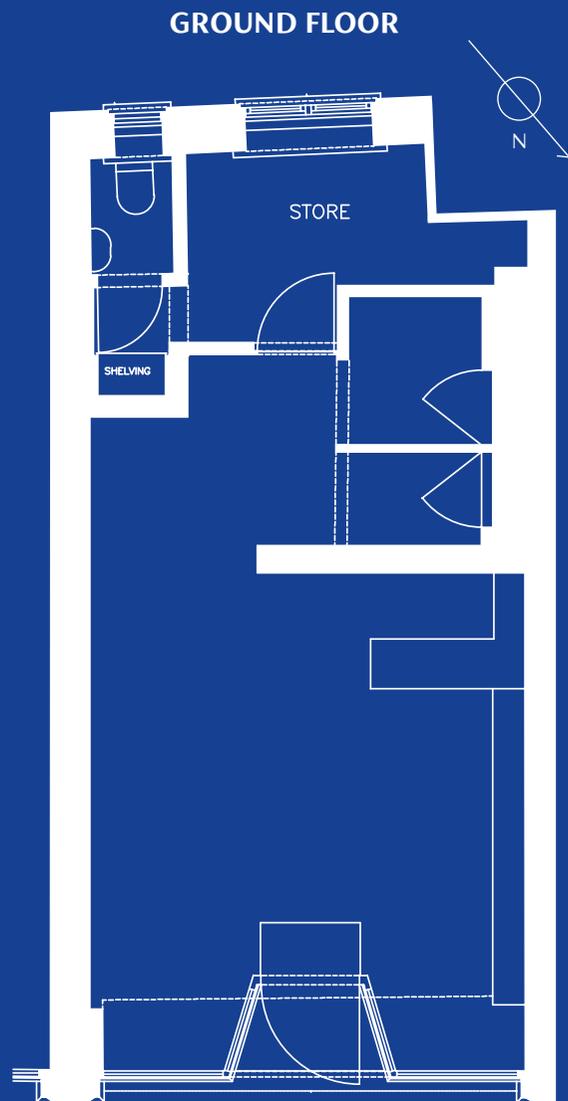
Managing an estate means we have a dedicated marketing team working to promote our retail streets. We organise events to drive targeted footfall, dwell time and spend, such as the forthcoming South Molton Food Market.

#### PUBLIC REALM

We invest in our streets to add greening and engaging activations. The colourful Walala Lounge is currently adorning South Molton Street, together with vibrant flags to welcome visitors back to the street.

#### SUSTAINABILITY

Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly-managed buildings globally by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.



**AREA (NIA)**

**Ground Floor** 398 sq ft | 36.97 sq m

**No. 4 will be available on the following terms:**

**LEASE TERMS**

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

**RENT**

Upon application.

**BUSINESS RATES**

Rateable Value: £152,000

Rates Payable: £79,192

Please note that Government rates relief applies to retailers until 30th June 2021. Retailers to make their own investigations to confirm relief.

**SERVICE CHARGE**

£4,041.29 p.a.

**BUILDINGS AND TERRORISM INSURANCE**

£403.69p.a.

**COSTS**

Each party to bear their own legal and professional costs.

**EPC**

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**VIEWINGS**

Strictly by appointment through the instructed agent, Colliers International.

**AGENT'S DETAILS**



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**GROSVENOR**

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