

CONNAUGHT VILLAGE



30 CONNAUGHT STREET,
LONDON W2
Retail opportunity TO LET

Connaught Village is the Hyde Park Estate's LUXURY RETAIL QUARTER. One of London's most exclusive spots for *independent fashion boutiques, galleries, design brands and artisan eateries.*

CONNAUGHT VILLAGE GREEN



Public realm development with Westminster to provide more green space and greater accessibility.



PORTSEA MEWS OFFICE

Office development for 100 employees, accessed from Porchester Place.

LOCATION

Connaught Village is the Hyde Park Estate's luxury retail quarter. One of London's most exclusive spots for independent fashion boutiques, galleries, design brands and artisan eateries. Located between Oxford Street, Hyde Park, and Paddington the village is a tranquil escape with notable architectural heritage. Connaught Village is home to boutique retailers including **Eliza Jane Howell**, **C.Atherley** and **The Atelier**. These are accompanied by neighbourhood delicatessens and eateries including **Buchanans Cheesemonger**, **London Chocolate** and the Instagram sensation **La Maritxu**.

Recent new lettings in the village include **Boxcar Bread & Wine**, the latest concept from the loved Marylebone Baker and Deli and **West and Hill** who specialise in timeless and sustainable gifting and interiors.

Now is your chance to join them and become part of the exclusive, vibrant community.

ACCOMMODATION

The premises are arranged over ground and basement comprising the following approximate net internal floor areas:

Ground Floor:	266 sq ft	24.71 sq m
Basement:	424 sq ft	39.39 sq m
Total	690 Sq ft	64.10 Sq m

RENT

£34,000 per annum exclusive of business rates, service charge, insurance, utilities and VAT.

TERM

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, held outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

USE

The unit currently benefits from A1 use of the Town & Country planning (Use Classes) order 1987. Our client will consider all uses within the new 'Class E' planning consent.

RATES

Rateable Value: £25,000
Rates Payable: £12,475

Interested parties are advised to make their own enquiries to confirm rateable value and any qualifying rating relief with the local authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

LEGAL COSTS

Each party to bear its own costs in connection with this transaction.

For further information or to make arrangements to view the property please contact Colliers International.

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