

CONNAUGHT VILLAGE



11 PORCHESTER PLACE, 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 great accessibility.



PORTSEA MEWS OFFICE

Office development for 120 employees, accessed from Porchester Place.

LOCATION

Nestled within the Hyde Park Estate, Connaught Village is one of London's most exclusive enclaves for shopping and dining. Located between Marble Arch, Park Lane and Paddington, the Village boasts a rich architectural legacy and distinctive character. With its independent fashion boutiques, art galleries, artisanal eateries and quiet charm, it is a destination for discerning experience seekers. Porchester Place is home to luxury British interiors brand **FAEGER**, artisan cheesemonger **Buchanans**, Cath Kidson's new Bath and Body brand **C.Atherley** and renowned Basque cheesecake **La Maritxu**.

Don't miss this rare opportunity to join them and become part of the thriving, dynamic community of Connaught Village.

ACCOMODATION

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

Ground Floor:	400 sq ft	37.16 sq m
Basement:	361 sq ft	33.53 sq m
Total	761 Sq ft	70.69 Sq m

RENT

£39,000 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:	£34,250
Rates Payable:	£17,090.75

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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