

# 28

## MADDOX STREET, MAYFAIR

### LOCATION

This unit is situated on the North side of Maddox Street, in the heart of affluent Mayfair. Maddox Street is a busy thoroughfare connecting Bond Street and Regent Street, benefitting from strong footfall generated by established tenants such as **Joe & the Juice**, **Ergon Deli** and **Holland & Barrett**.

### NEARBY OCCUPIERS

Nearby occupiers include **Poke House**, **Goodman Restaurant**, **Bombay Bustle Restaurant**, **Joe & the Juice**, **Ergon Deli**, **Steven Carey Hair**, **Tory Burch** and **Furla**.

### AREAS

Ground	914 sq ft / 85 sq m
Basement	1,064 sq ft / 99 sq m
<b>Total</b>	<b>1,978 sq ft / 184 sq m</b>



### TERMS

Lease Type	New Lease
Term	To be agreed with the Landlord, contracted outside of the 1954 Act
Quoting Rent	POA

### BUSINESS RATES

Rateable Value (2023)	£108,000
Rates Payable (2025/26)	£62,100

Interested parties are advised to make their own enquiries

### EPC

EPC Rating (full certificate available on request)	C (69)
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## Contact



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