



Location

The subject property occupies a prominent location at the northern end of Baker Street. It is situated on the busier eastern side of Baker Street benefitting from exceptional footfall. Both Baker Street underground and Marylebone train station are in close proximity.

Nearby occupiers include Sainsbury's Local, McDonald's, Pret a Manger, Nando's, Tesco Express, Joe & The Juice and Rosa's Thai.

Accommodation

Ground Floor	1,238 sq ft	115.06 sq m
Basement	1,829 sq ft	169.98 sq m
Vaults	269 sq ft	25.00 sq m
Total	3,336 sq ft	310.04 sq m

Rent

Offers invited in excess of £115,000 per annum exclusive of all other costs.

Rates

Rateable Value	£115,000
UBR	0.532 (2021/22)

Interested parties are advised to make their own enquiries with Westminster Council to confirm their exact liabilities and any relief.

Lease Term

Subject to vacant possession, the property is available on a new Lease, for a term to be agreed.

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

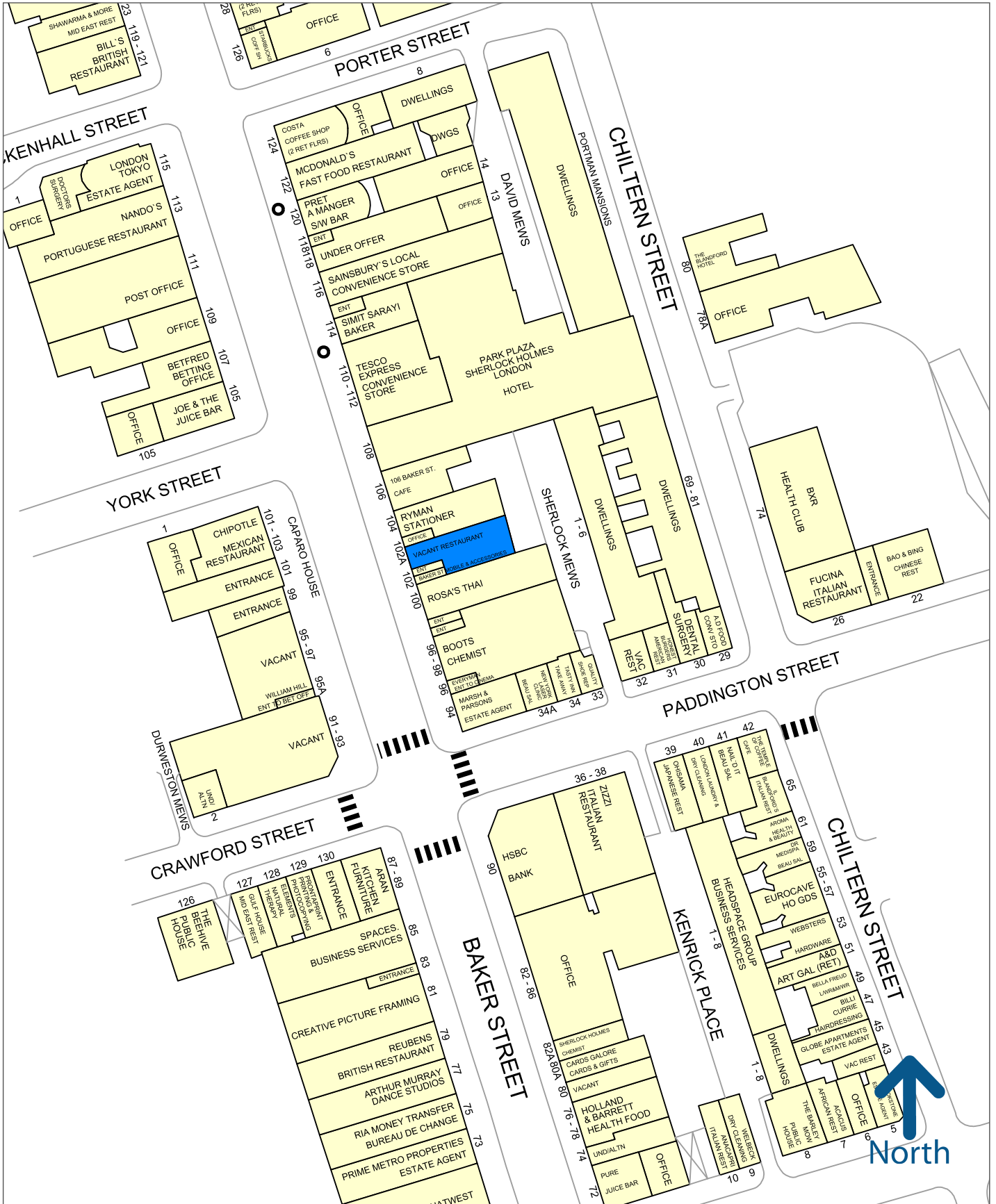
Available upon request.

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50 metres

Experian Goad Plan Created: 15/11/2021
Created By: Kitchen LaFrenais Morgan



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