
MARYLEBONE NW1

245 OLD MARYLEBONE ROAD
(FORMER ST MARKS SCHOOL)



CLASS E PREMISES



LOCATION

The premises are located on the south side of Old Marylebone Road, a short walk from Edgware Road, and benefit from good transport links to both Marylebone and Paddington train stations. The adjacent building, 233-237 Old Marylebone Road, is being developed as a new 86 bed hotel for Motto by Hilton which is nearing completion.

ACCOMMODATION

The premises are arranged on ground floor; basement, first and second floors providing the following approximate net internal floor areas:

Ground Floor	1,740 sq ft	161.71 sq m
Basement Ancillary	937 sq ft	87.08 sq m
First Floor	603 sq ft	56.04 sq m
Second Floor	1,647 sq ft	153.07 sq m
Total	4,927 sq ft	457.90 sq m

There is a hardstand to the front of the premises for 5/6 car parking spaces.

TENURE

The premises are available by way of a new FRI lease for a term of years to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

RENT

On application.

USE

We understand the premises benefit from Class E use and are Grade II Listed. Interested parties are advised to make their own enquiries with Westminster Borough Council Planning Department.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £123,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the joint sole agents BC Retail and Harrison Leggett.

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Or the joint agents Harrison Leggett on
020 3384 6130.

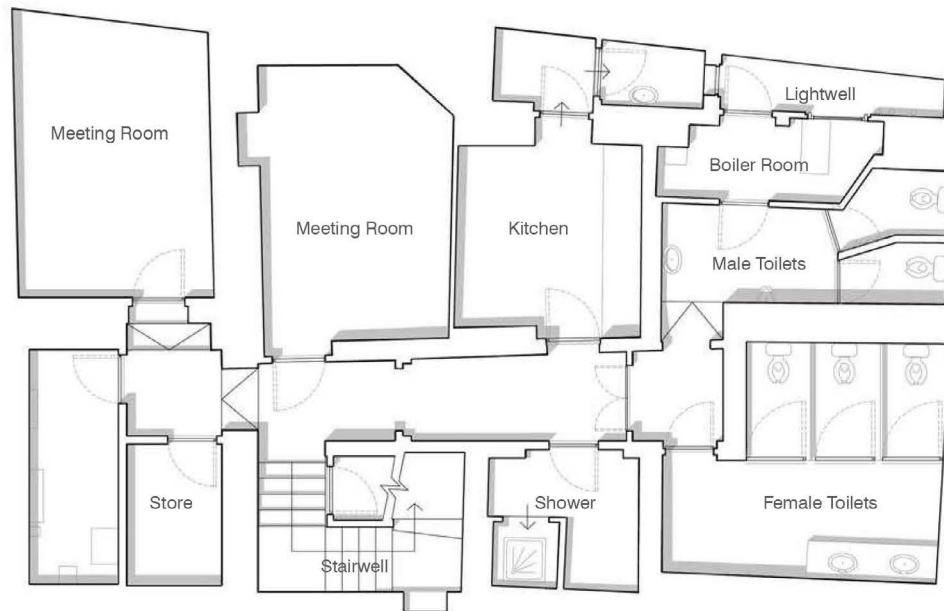


Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property.

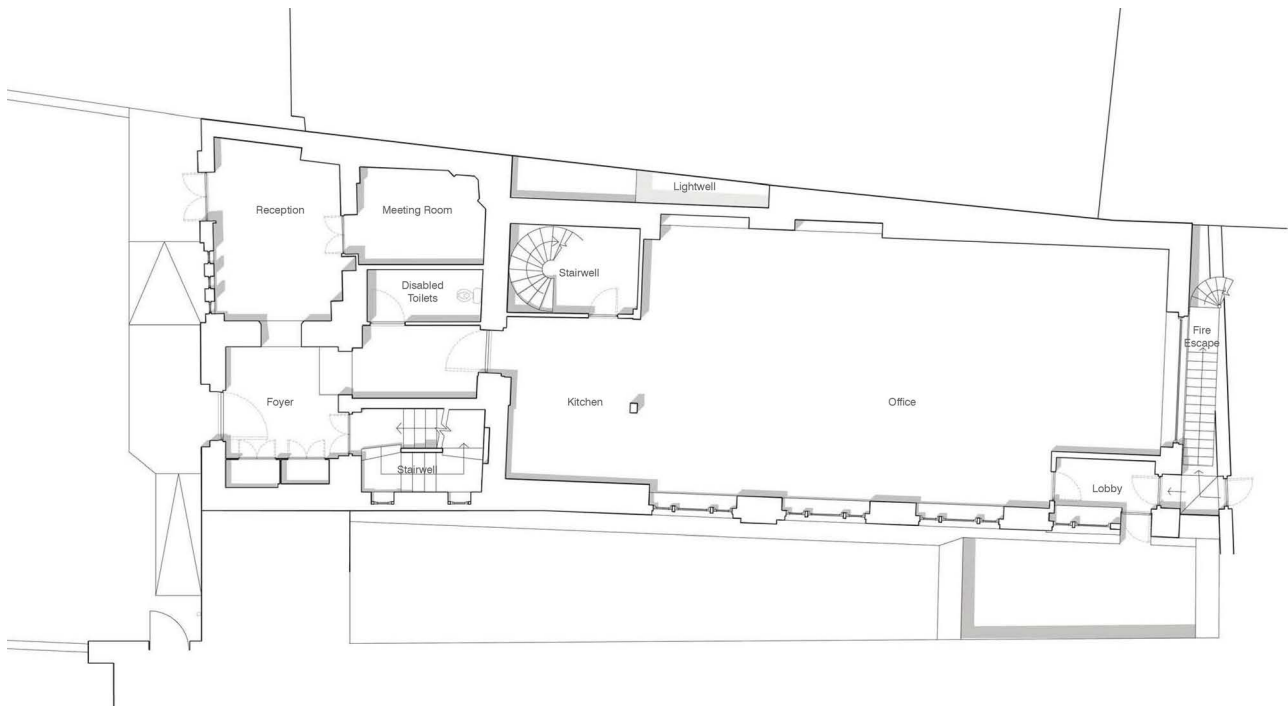
SUBJECT TO CONTRACT 2022

FLOOR PLANS

BASEMENT



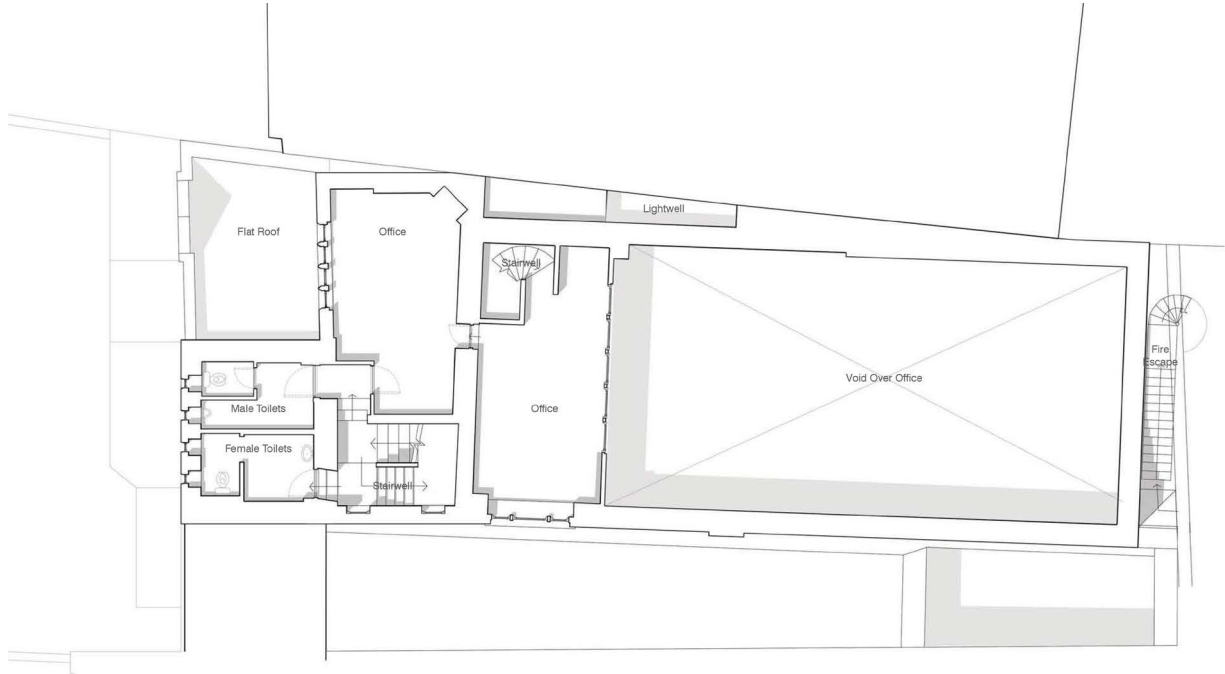
GROUND FLOOR



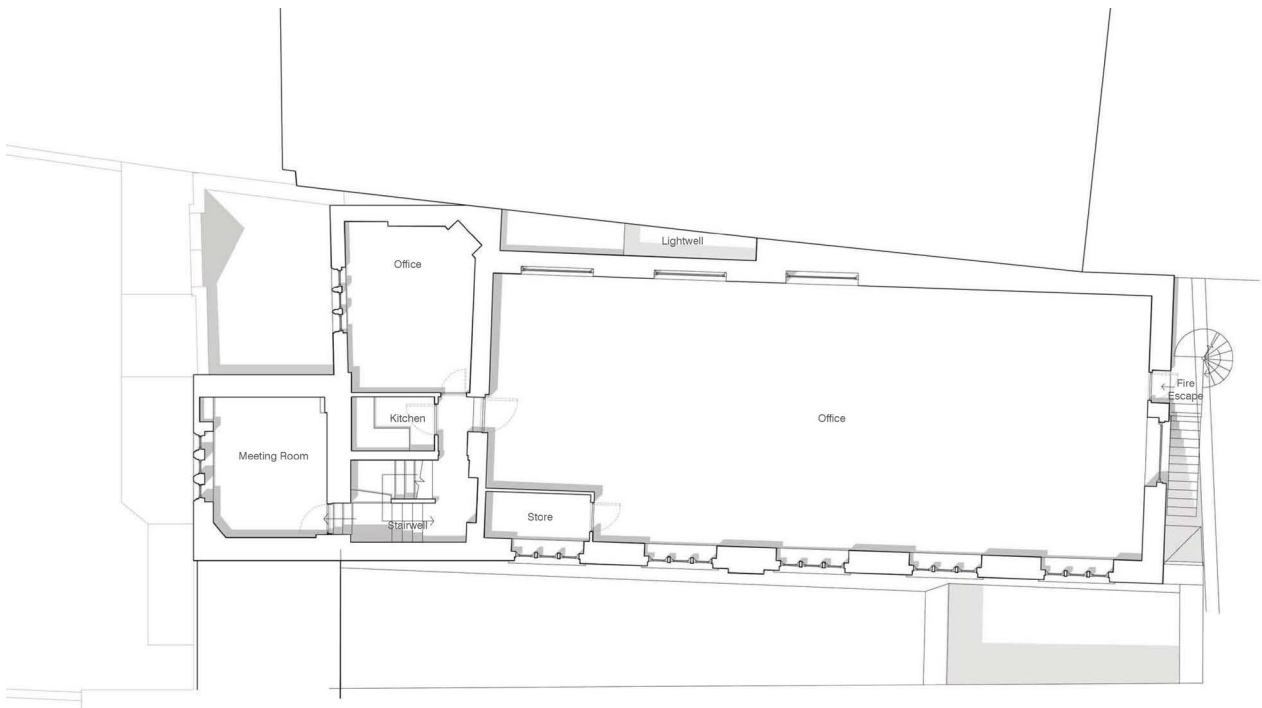
NOT TO SCALE.

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



NOT TO SCALE.