



DORSET HOUSE

158  
MARYLEBONE  
ROAD NW1 5PN

**Prime Retail or Showroom To Let**

- ♦ High visibility location close to Baker Street ♦
- ♦ Adjoining Jura, Komoder and You Me Sushi ♦
- ♦ Ground Floor Sales 645 sq ft ♦ Lower Ground 325 sq ft ♦
- ♦ New Lease £55,000 pa ♦





# LOCATION

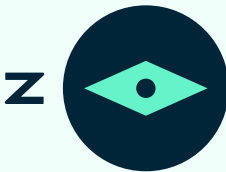
Situated in a prominent position on the northern side of Marylebone Road mid-way between Marylebone and Baker Street stations. Forming part of Dorset House in the same frontage as the UK flagship showroom of Jura, You Me Sushi, and a 200 space underground car park.



Immediate customer base includes affluent residents, commuters, office workers, students and tourists too. Seen by thousands of passing motorists every day, a fantastic opportunity to get a brand in front of a huge audience.

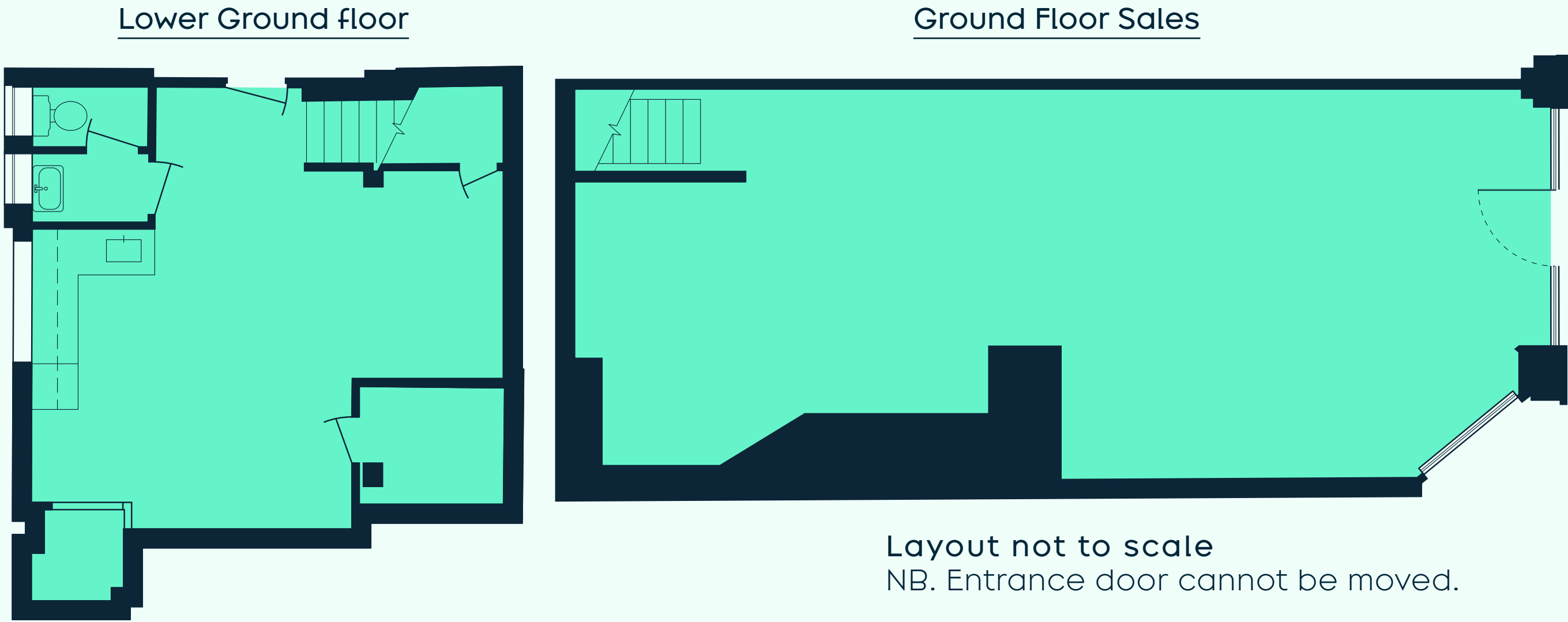


# ACCOMMODATION



## Attractive space with high ceiling and a brand new stylish shopfront

Dorset House is a Grade II Listed Building built in 1934 being one of the most impressive Art Moderne developments in Central London. The recent refurbishment to the commercial ground floor units and common parts of the residential have been carried out to a high standard of design, re-instating and enhancing the heritage features.



MARYLEBONE ROAD



AREA	sq. m	sq. ft
Ground Floor Sales	55.95	645
Lower Ground Floor	30.20	325
Total Area	86.15	970



# TERMS

## LEASE

A new lease available on effective full repairing and insuring lease for a term of 10 years, subject to 5 yearly upward only rent review.

## RENT

£55,000 per annum exclusive.

## PLANNING

Use Class E. Dorset House is a Listed Building.

## EPC

Rating C75 – certificate available on request.

## VAT

All rents and prices are exclusive of any VAT that may be payable.

## RATES

The VOA website lists the current Rateable Value as £53,500.

NB. This is not the annual payable figure.

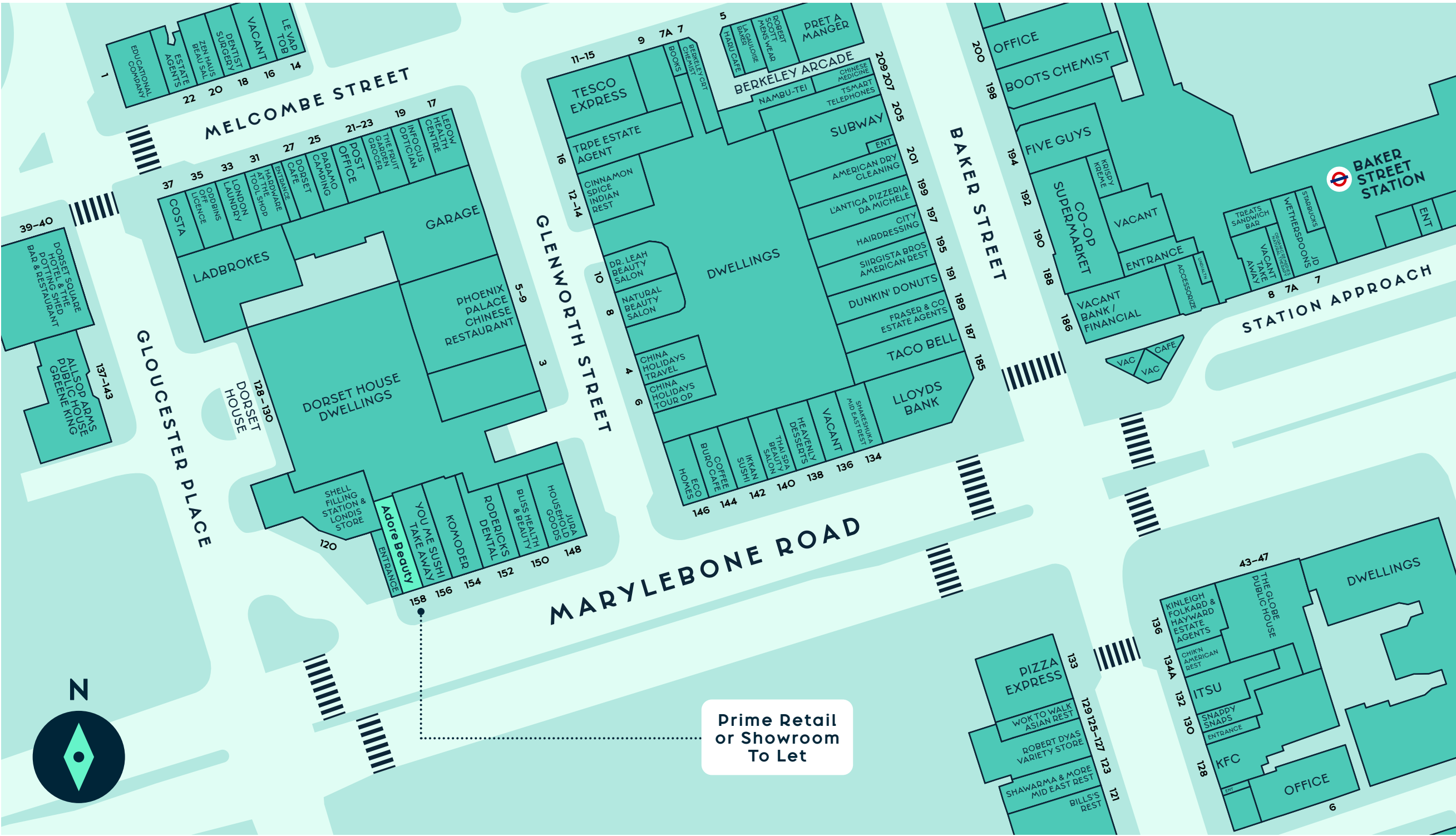
Retail and similar businesses benefit from 75% business rates relief until 31st March 2024 for eligible occupiers.

Interested parties must make own enquiries with local authority to verify rates information and any discount.



**Dorset House**  
Retail units along  
Marylebone Road




















- D** Dorset House
- 1** Landmark Hotel
- 2** Regent's Park
- 3** Madame Tussauds
- 4** University Of Westminster
- 5** Marylebone High Street

 Walking times calculated from Dorset House to London Underground and National Rail stations.

Source  
Google maps and TFL

Baker Street	    	3 mins
London Marylebone	 	3 min
Edgware Road	   	10 mins
Regent's Park		12 mins
Great Portland Street	  	15 mins
Marble Arch		15 mins
Bond Street	 	18 mins
Warren Street	 	20 mins
Oxford Circus	  	25 mins





**Dorset House**  
Residential entrance

# CONTACT

For further information, plans and inspections please contact:



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