



# DORSET HOUSE

# 35

## MELCOMBE STREET

NW1 6AG

### Marylebone/Baker Street Shop To Let

- ♦ Busy position on the route from Marylebone Station to Baker St ♦
- ♦ Adjoining Costa close to Tesco, Pret A Manger and high class independents ♦
- ♦ Ground floor sales 657 sq ft ♦ Basement 358 sq ft ♦
- ♦ New Lease £55,000 pa ♦



# LOCATION

Situated in a prominent position on Melcombe Street which is a high footfall position between Marylebone and Baker Street stations.

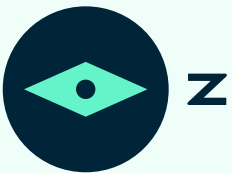
Adjoining Costa with other retailers in this frontage of Dorset House including high quality independent retailers with nearby multiples including Tesco and Pret A Manger. Dorset House includes a 200 space underground public car park.

Immediate customer base includes affluent residents, commuters, office workers, students and tourists too.





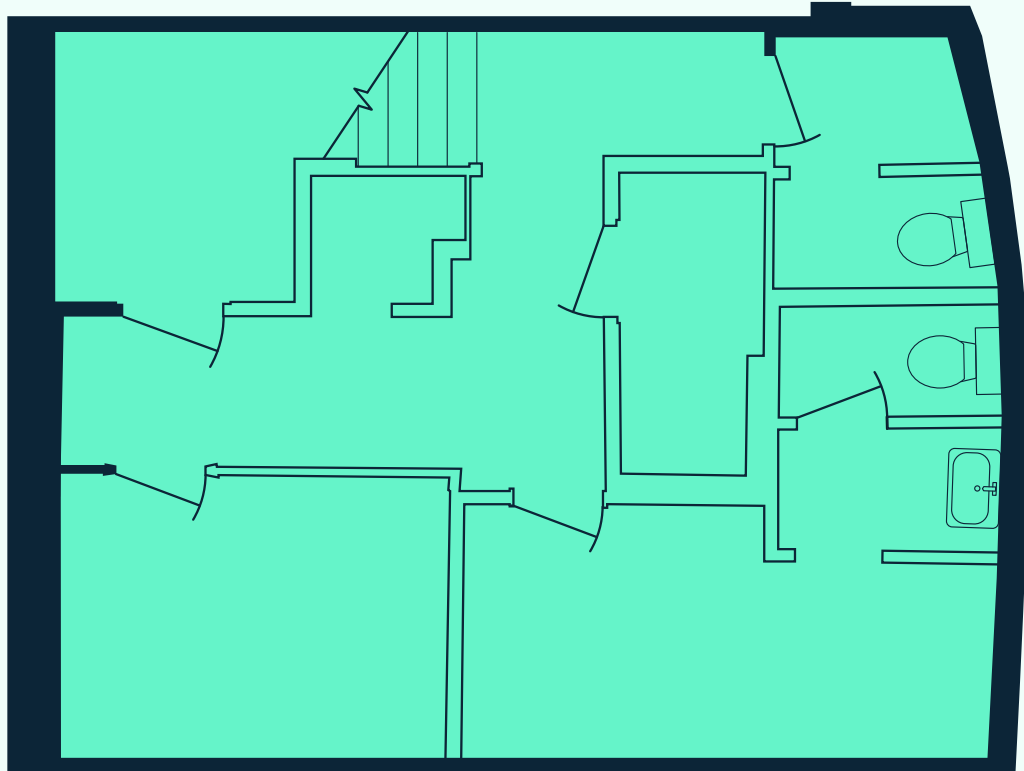
# ACCOMMODATION



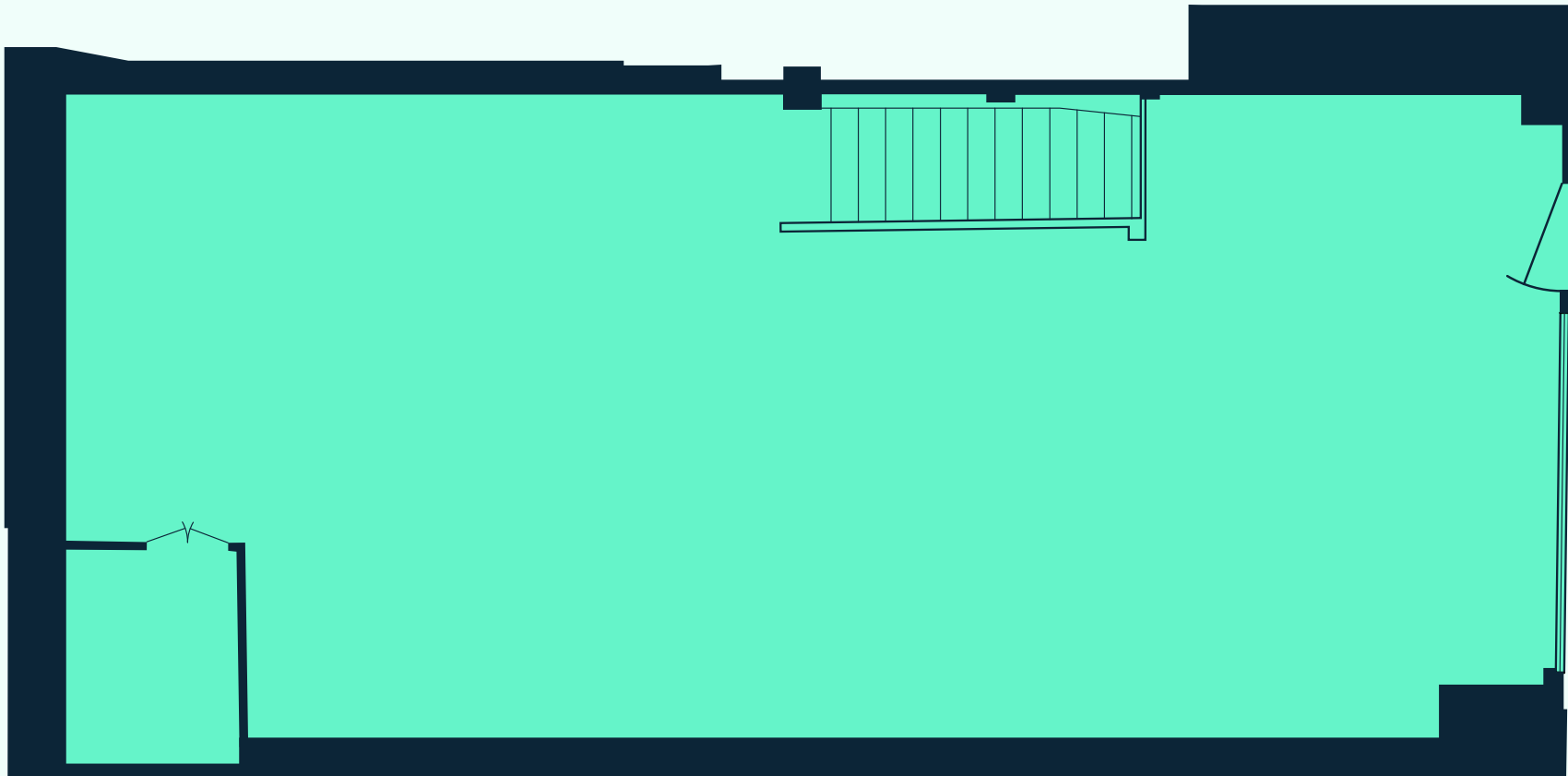
**Attractive retail space with new stylish polished steel shopfront to be installed by landlord.**

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.

Lower Ground floor



Ground Floor Sales



MELCOMBE STREET



AREA	sq. m	sq. ft
Ground Floor Sales	61.00	657
Lower Ground Floor	32.20	358
Total Area	93.20	1,015



# TERMS

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## 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 C56.

Valid to January 2033.

## VAT

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

## RATES

The VOA website lists the current Rateable Value as £40,000.

NB. This is not the annual payable figure.

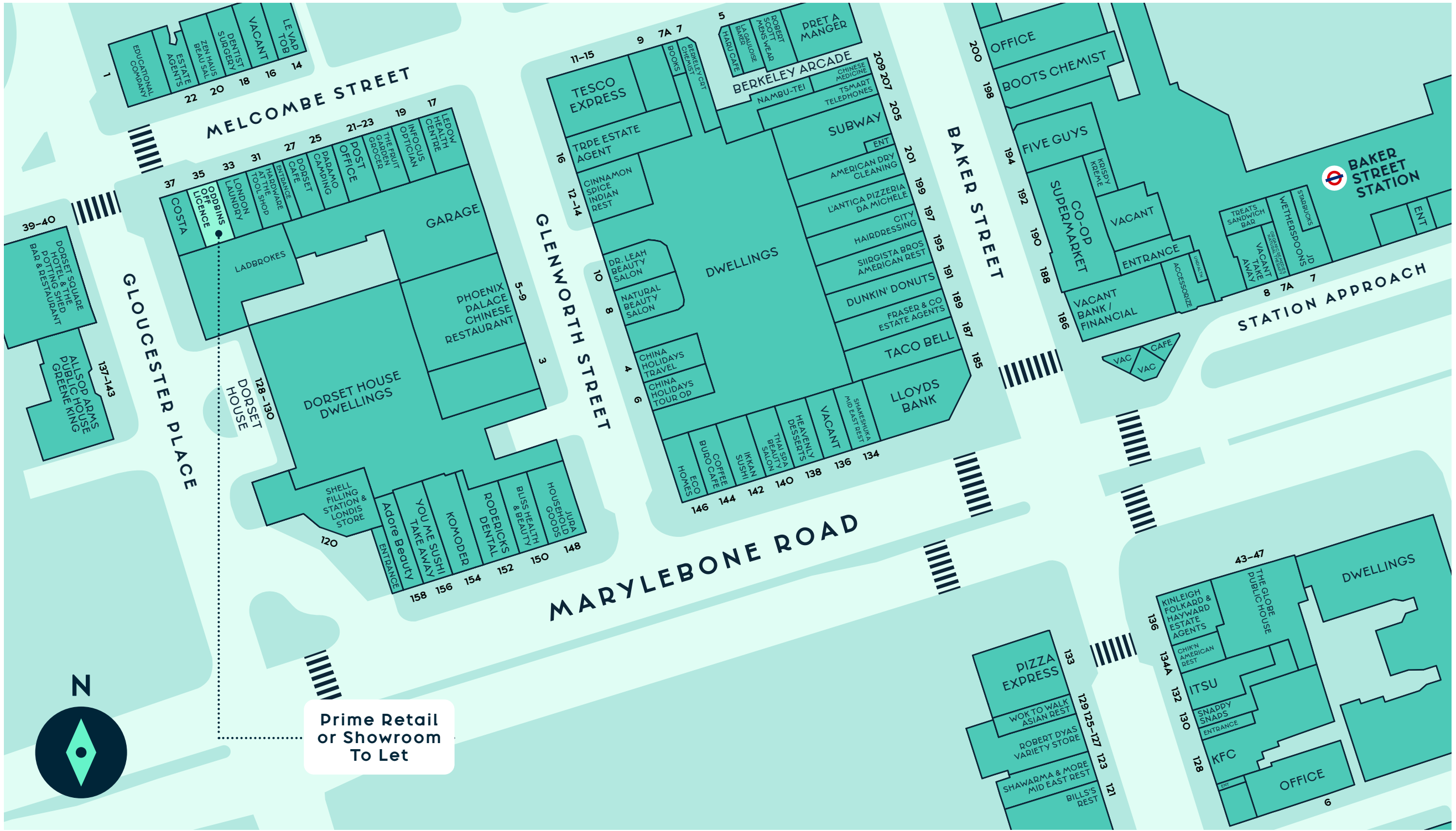
Retail and similar businesses benefit from 75% business rates relief until 31st March 2024 for eligible occupiers.

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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