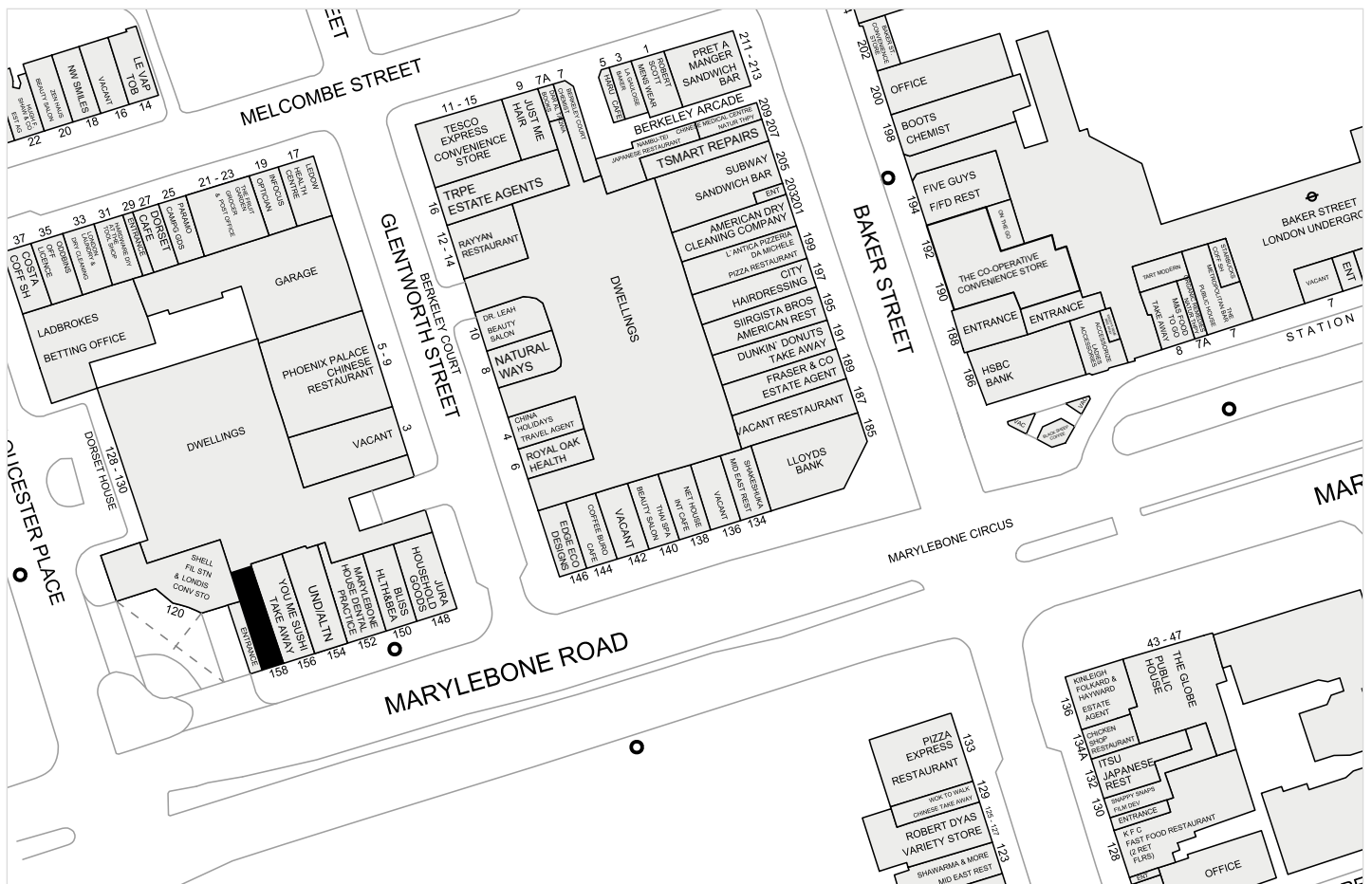

MARYLEBONE

158 MARYLEBONE ROAD NW1



RETAIL / SHOWROOM
NEW LEASE



LOCATION

Situated in a prominent position on the northern side of Marylebone Road between Marylebone and Baker Street stations, the shop forms part of Dorset House. The immediate area is a mix of affluent residents, office workers, students and tourists. Nearby occupiers include **Jura**, **Bliss Pharmacy**, **You Me Sushi**, **Pret A Manger**, **Costa**, **Lloyds Bank**, **Tesco** and **Five Guys** amongst others.

ACCOMMODATION

The premises are arranged on ground floor and basement floors providing the following approximate dimensions and net internal floor areas:

Internal Width:	16ft 9ins	5.10 m
Ground Floor:	645 sq ft	59.92 sq m
Lower Ground Floor:	325 sq ft	30.19 sq m
Total:	970 sq ft	90.11 sq m

TENURE

The premises are available on a new FRI lease for a term of 10 years to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II and will be subject to 5 yearly upward only rent reviews.

RENT

Offers are invited at £55,000 per annum exclusive.

USE

Consideration will be given to all uses within Class E use. Interested parties should make their own planning enquiries with the City of Westminster Borough Council Planning department.

RATES

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

Rateable Value £51,500

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

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the joint sole retained agents:

Ted Parr
020 7183 0589
tp@bcretail.co.uk

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcretail.co.uk

Or the joint agents Johnson Fellows
(Mark Tindale on 020 7462 5763).



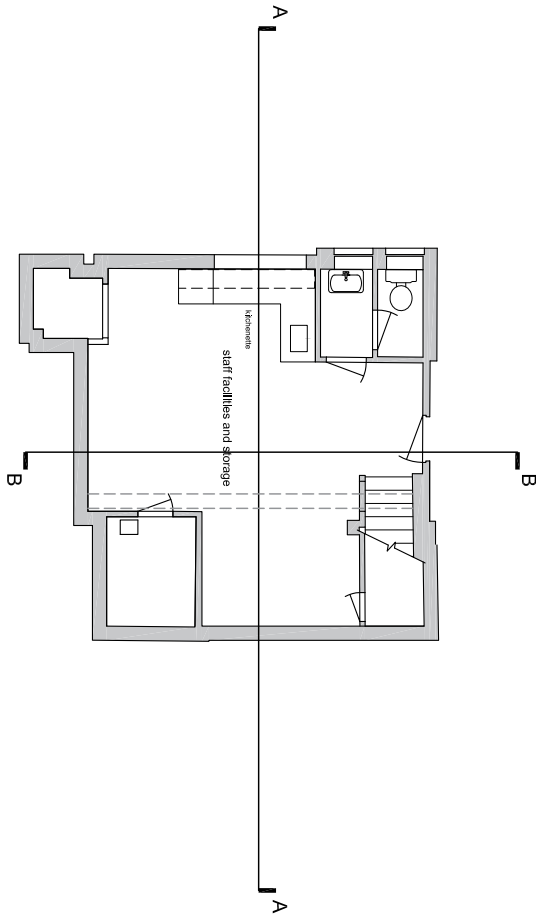
Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer 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

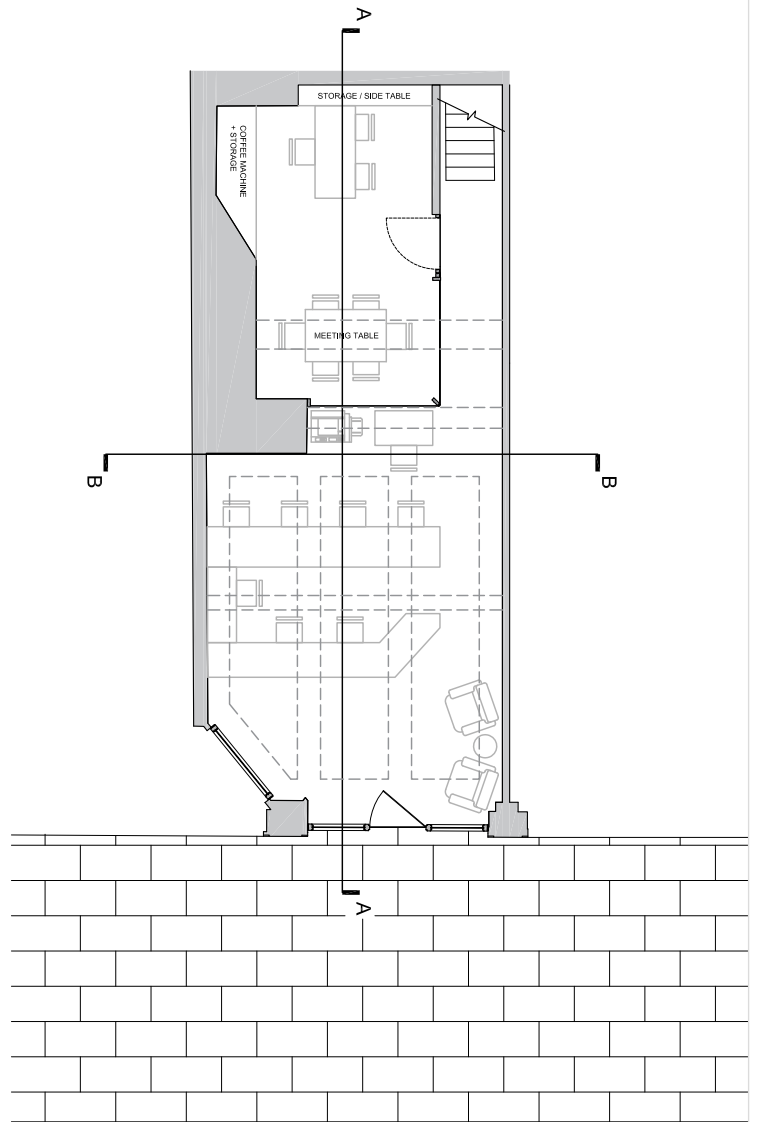
FLOOR PLANS

Not to scale.

Basement



Ground Floor



158 Marylebone Road