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# MARYLEBONE

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81 YORK STREET W1



CLASS E UNIT  
NEW LEASE AVAILABLE

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## LOCATION

The premises are located on the south side of York Street close to the intersection with Seymour Place and a short distance from Regent's Park along with Baker Street, Marylebone and Edgware Road Stations. The immediate area has a wide variety of operators including **Blue & Shay**, **RL Flower Designs**, **London Executive**, **Nailstation**, **G.O.A.T London**, **Pooch's Butler** and **Bernardo Hair & Co** amongst others.

## ACCOMMODATION

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

Ground floor	381 sq ft	35.40 sq m
Basement	329 sq ft	30.57 sq m
<b>Total</b>	<b>710 sq ft</b>	<b>65.96 sq m</b>

## TENURE

The premises are available on a new lease basis for a term to be agreed. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Rental offers are invited in excess of £31,500 per annum exclusive.

## USE

The premises benefit from Class E use. Interested parties are advised to make their own enquiries to The City of Westminster Borough Planning Department.

## RATES

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

Rateable Value £18,750

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

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

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

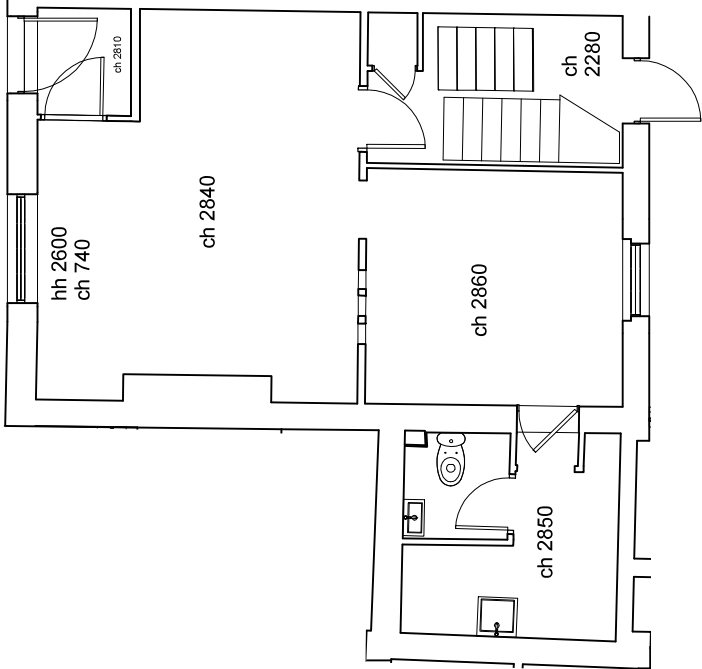
**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk



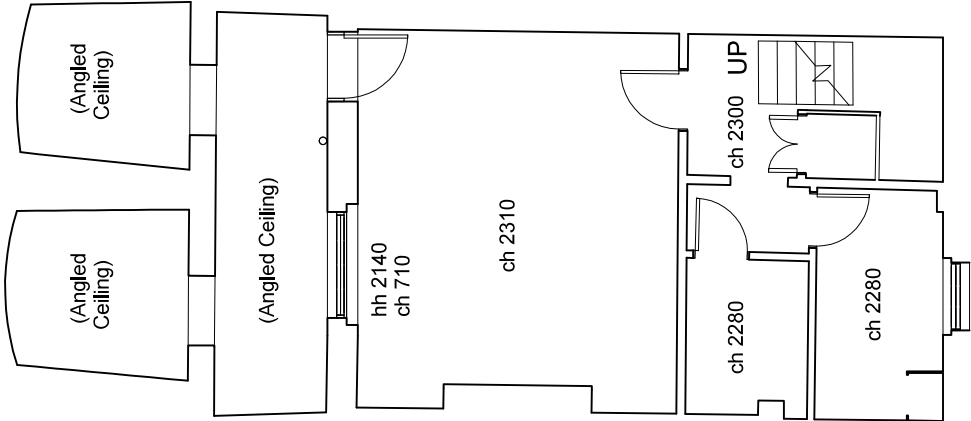
3rd Floor  
16 Ingestre Place  
London W1F 0JJ

[www.bcretail.co.uk](http://www.bcretail.co.uk)

# GROUND FLOOR



# BASEMENT



NOT TO SCALE