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# MARYLEBONE

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75-77 GEORGE STREET W1



NEW LEASE  
SUBJECT TO VP

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## LOCATION

Located on the south side of George Street, east of the intersection with Baker Street. The premises are located directly opposite Derwent and Portman Estate's ongoing redevelopment of 19-35 Baker Street/100 George Street which is due for completion in 2025. Nearby occupiers include **ITSU, Minoli, Blanc, Lord Estate Agents, Back in Action** and **Santo Mare** restaurant.

## ACCOMMODATION

The double-fronted premises are arranged over ground floor and basement floors providing the following approximate dimensions and floor areas:

Internal width (max)	32 ft 2 ins	9.80 m
Shop depth	26 ft 5 ins	8.05 m
Ground floor	671 sq ft	62.33 sq m
Basement	1,316 sq ft	122.26 sq m
<b>Total</b>	<b>1,987 sq ft</b>	<b>184.59 sq m</b>

## TENURE

Subject to Vacant Possession, the premises are available on a new FRI lease to be contracted **outside** the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Offer are invited in excess of £57,500 per annum exclusive.

## USE

The premises have most recently been occupied by a retailer (prev A1 use), however, consideration will be given to other uses within Class E use. Interested parties should make their own planning 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                      £44,500

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.

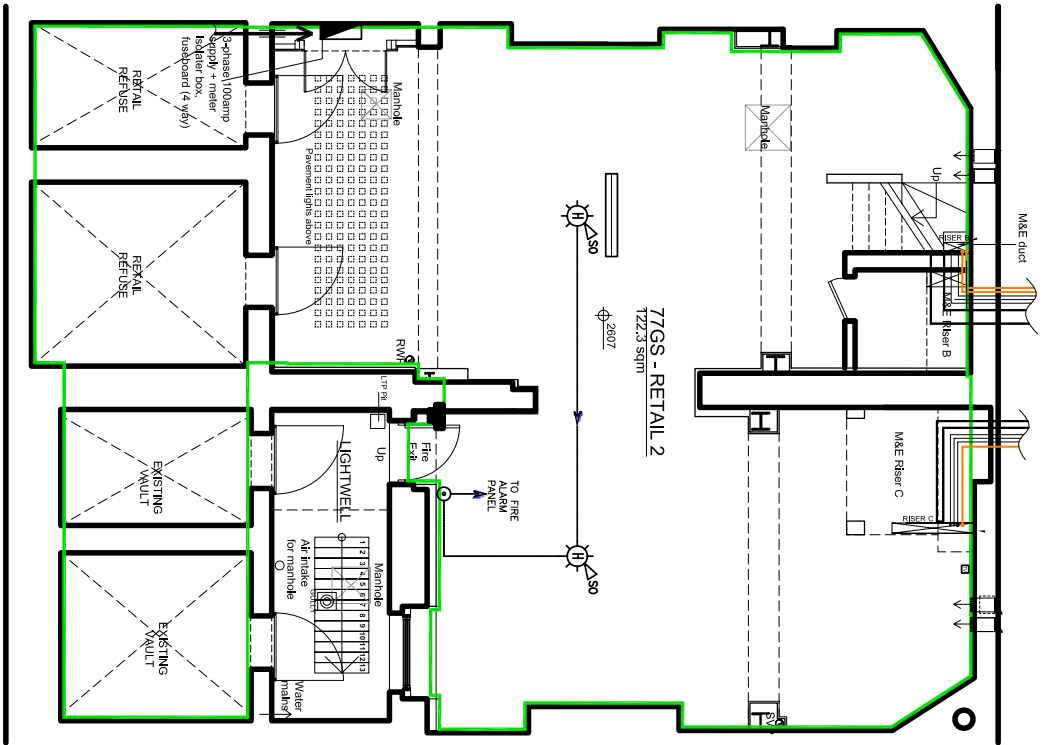
## VIEWING

The staff are not aware of the impending disposal so all viewings are strictly by prior appointment via the sole retained agents:

**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
[www.bcretail.co.uk](http://www.bcretail.co.uk)



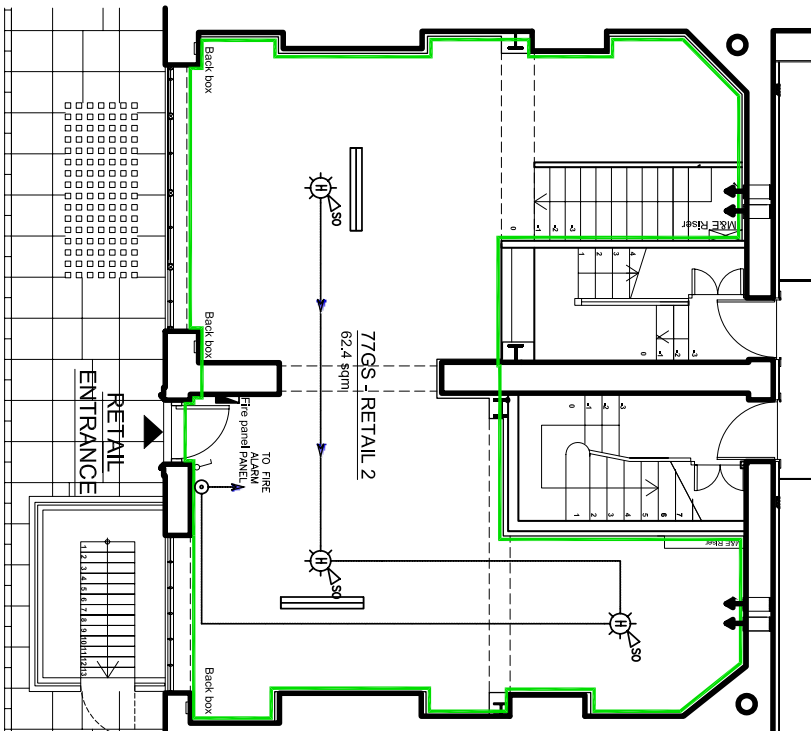


No 75

No 77

**BASEMENT**

NOT TO SCALE.



No 75

No 77

**GROUND**