

PRIME LEASE AVAILABLE

65 MARYLEBONE HIGH STREET

LONDON



Location

The unit is located towards the northern end of the street, past Nottingham Street. **Eclectic** is immediately adjacent and other retailers trading in the immediate vicinity include **Bonpoint, Diptyque, Cath Kidston, Petit Bateau, Seraphine** and **Aspinal of London**.

Accommodation

The property is arranged over ground floor and basement providing the following approximate dimensions and net internal floor areas:

Ground Floor	38.74 sq m	417 sq ft
Basement	42.08 sq m	453 sq ft
Total	80.82 sq m	870 sq ft

Lease

The unit is held on an existing 10-year FRI lease, expiring 25th June 2024, subject to one further rent review and a tenant only break on the 26th June 2019. The lease is outside the provisions of the Landlord & Tenant Act 1954.

Rent

£85,000 per annum exclusive with a further rent review on the 26th June 2019.

Premium

Premium offers invited

Rates

Rateable Value:	£46,000
Rates Payable 17/18:	£13,329.36
Rates Payable 18/19	£15,975.24

Interested parties are advised to verify these figures and investigate any possible transitional relief with Westminster City Council.

Legal Costs

Each party is to be responsible for their own legal and associated costs.

EPC

An EPC can be provided upon request.

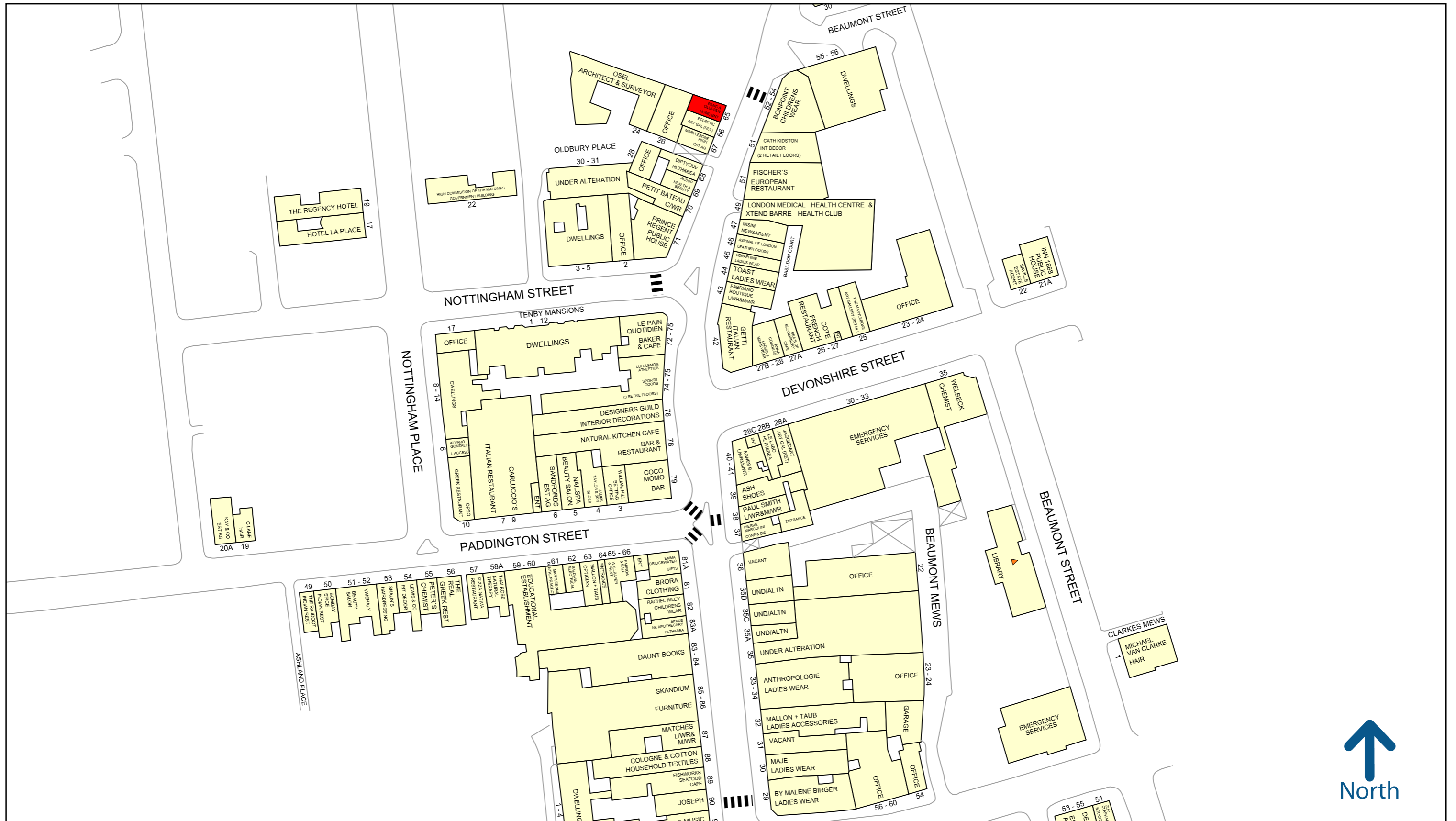
Viewing

Staff are unaware of the pending disposal; therefore viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs.

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SUBJECT TO CONTRACT



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