



46 Marylebone High Street London

- Affluent Shopper
- Prime Retail Location

Prime lease for sale

Location

The unit is located near to Seraphine and Toast. Other retailers found on the high street include Lululemon, Anthropologie and Jaegar.

Tenure

Assignment of existing lease expiring in July 2022, contracted outside the Landlord and Tenant Act.

Rent

The current passing rent is £203,000.

Key Money

Offers invited.

Accommodation

The property has the following net internal areas:

Ground Floor	906	sq ft	84.17	sq m
Basement Ancillary	780	sq ft	72.46	sq m
Vaults	92	sq ft	8.55	sq m
Total:	1,778	sq ft	165.18	sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Legal Costs

Each party is responsible for their own legal costs.

EPC

An EPC has been commissioned and will be available upon request.

Business Rates

Rates Value (18/19)	£340,000
Rates Payable (18/19)	£84,132

Interested parties are advised to verify these figures with the Local Rating Authority.

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

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

Subject to contract

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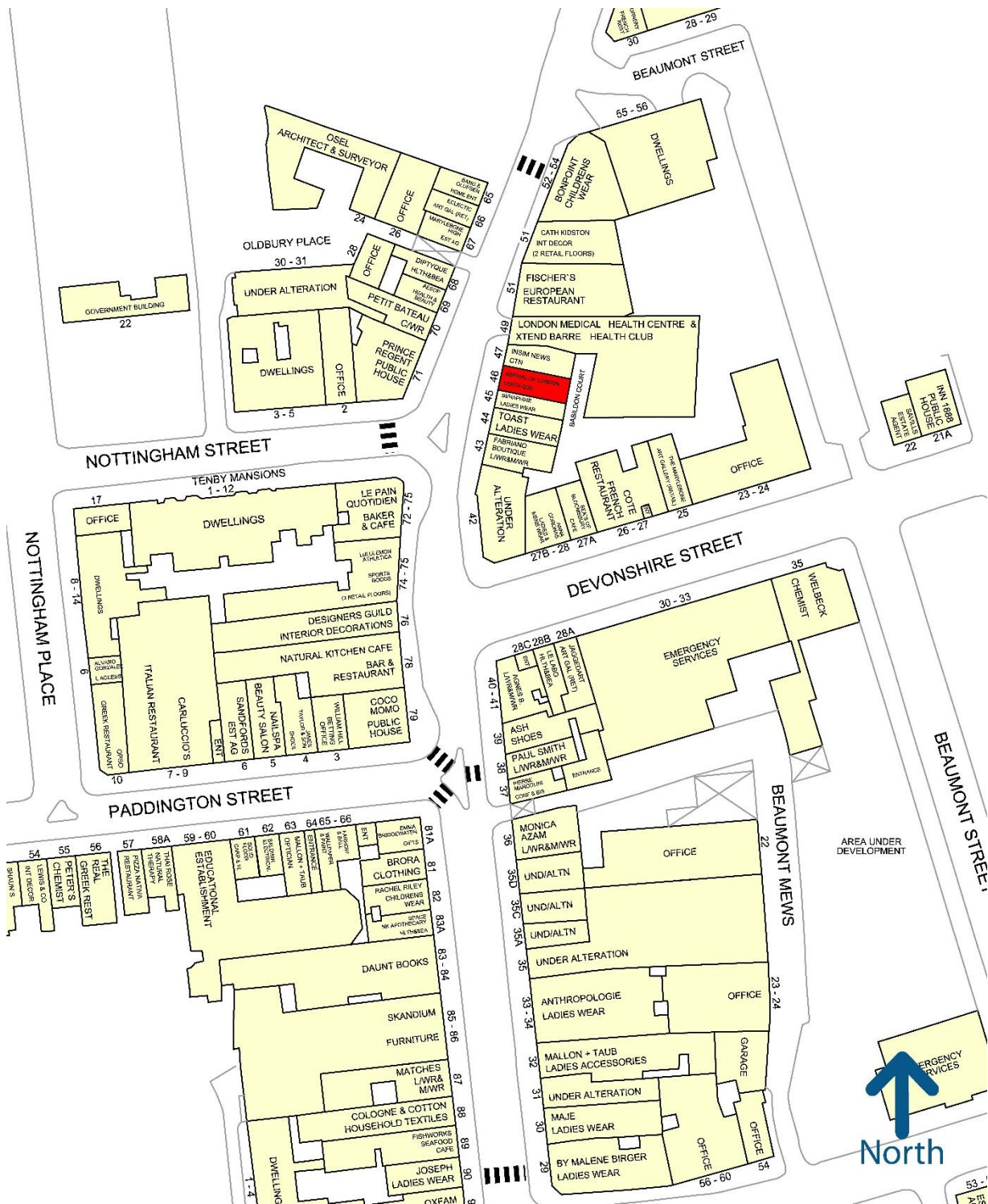
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