

**FOR LEASE**  
**81a Marylebone High Street, London W1U 4QL**



**Prime corner retail premises**  
**Totalling 1,029 sq ft (111.5 m<sup>2</sup>)**

### Situation:

The property is situated on the extremely prominent corner on the west side of Marylebone High Street at its junction with Paddington Street. Local occupiers include Space NK, Farrow & Ball, Daunt Books and Paul Smith.



### Description:

The unit is part arranged over ground and basement floors.

Marylebone High Street frontage: 17 ft 2ins. Padding Street return frontage: 30 ft



### Accommodation:

Ground floor sales	43.57 m <sup>2</sup>	(489 ft <sup>2</sup> )
Basement floor	50.16 m <sup>2</sup>	(540 ft <sup>2</sup> )
<b>Total:</b>	<b>111.5 m<sup>2</sup></b>	<b>(1,029 ft<sup>2</sup>)</b>

### Lease Terms:

The property is being offered on a new Lease for a term to be agreed directly with the Landlord outside the Security and Tenure provisions of the Landlord and Tenant Act 1954.

### Legal Costs:

Each party to bear their own legal costs.

### VAT:

Value Added Tax at the prevailing rate will be applied to the rental and other outgoings.

### Rental:

POA

### Rateable Value:

£161,000

### Business Rates Payable:

£80,339 in light of Covid 19 no business rates are payable until April 2021.

### EPC:

An Energy Performance Certificate is available upon request.

### Inspection:

By arrangement with the sole Agents.

### Contact:

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**SUBJECT TO CONTRACT**  
RLW/ /VGM/OCT2020

