

# HEREFORD HR1 2AA

## 14/15 HIGH TOWN

### PRIME SHOP TO LET



6 Duke Street  
Marylebone  
London W1U 3EN

#### LOCATION

This Grade II listed building is located in a prime trading location on High Town, at the very heart of the City's retailing core. Multiple retailers adjacent and nearby include **Holland & Barrett**, **JD Sports**, **Regatta Clothing**, **Marks & Spencer**, **W H Smith** and **Sports Direct**. The thriving indoor Butter Market entrance is nearby.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

Arranged as a ground floor shop with remote storage on first, second and third floors, and comprising the following approximate dimensions and floor areas:

|                      |             |          |
|----------------------|-------------|----------|
| Gross Frontage       | 33' 8"      | 10.3 m   |
| Net Frontage         | 27' 6"      | 8.4 m    |
| Internal Width       | 27' 4"      | 8.3 m    |
| Shop Depth           | 86' 2"      | 26.3 m   |
| Ground Floor Sales   | 2,163 sq ft | 201 sq m |
| First Floor Storage  | 1,058 sq ft | 98 sq m  |
| Second Floor Storage | 357 sq ft   | 33 sq m  |
| Third Floor Storage  | 367 sq ft   | 34 sq m  |

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation, but to include rent reviews at 5 yearly intervals, at a commencing rent of **£47,500 per annum** exclusive of rates & VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



#### RATES

We have been advised that the property is assessed for rating purposes as follows:

|                             |         |
|-----------------------------|---------|
| Rateable Value              | £56,500 |
| Standard Multiplier 2024/25 | 54.6p   |
| Rates Payable               | £30,849 |

Interested parties should make their own enquiries to verify this information.

#### EPC

An EPC has been commissioned and is available upon request.

#### VIEWING

For further information or arrangements to inspect, please contact:

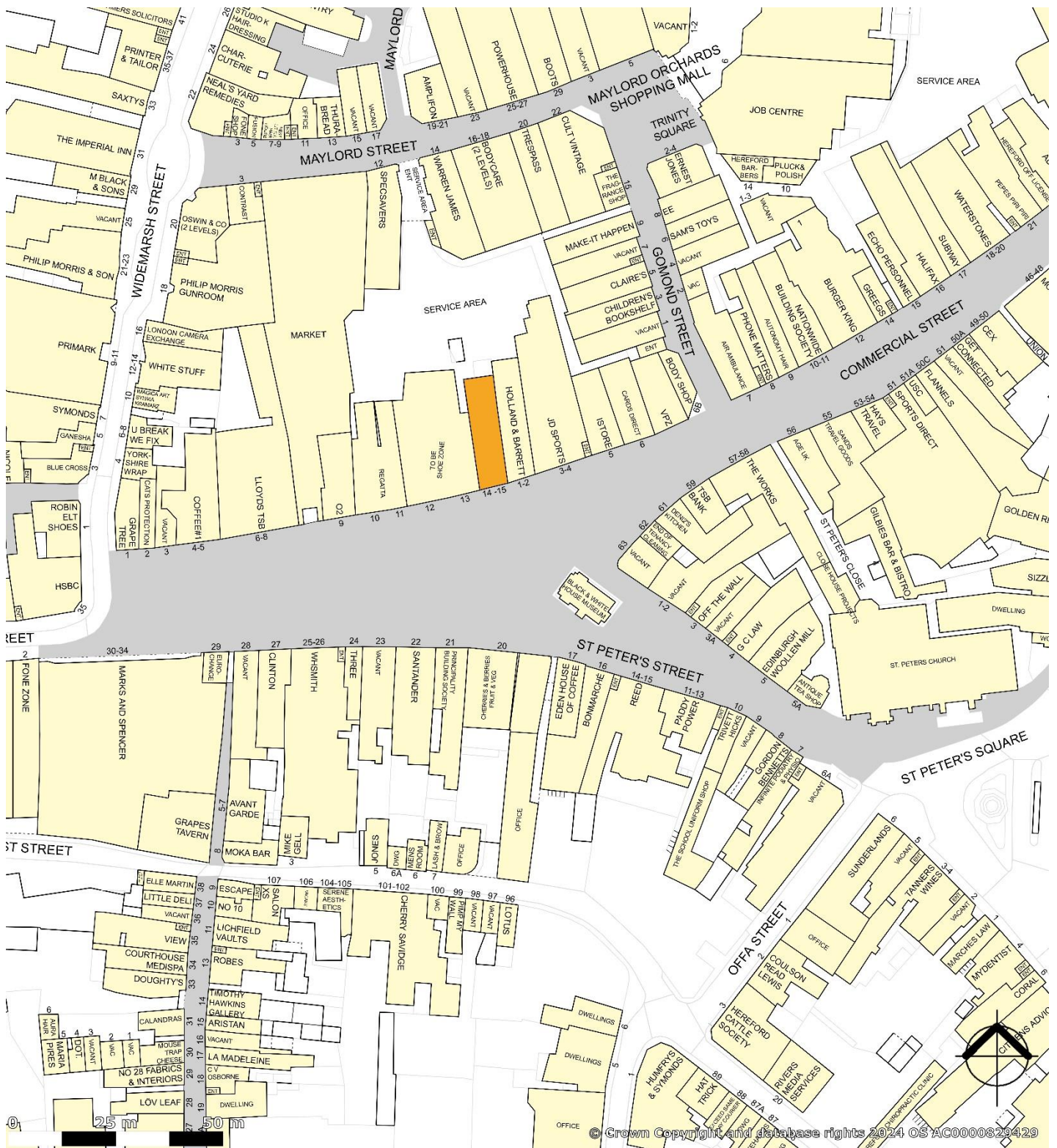
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**SUBJECT TO CONTRACT**

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