

LEWIS
CRAIG



RETAIL PROPERTY
E-Class Planning (A1/A2/A3/B1/D1/D2)*

Marylebone - Entire Building Available
To the south of Marylebone High Street



Marylebone - Entire Building Available
Just off Marylebone High Street

32 Thayer Street, Marylebone, London W1U 2QT

Approx. 1,245 sq ft

Location

The premises are well-located to the south of Marylebone High Street, midway to the junction with Wigmore Street, diagonally opposite the junction with George Street. Occupiers in the vicinity include Pret, Ottolenghi, Theory, Peloton, Shi Cashmere, Thayer Street Dental Centre, and The Good Life Eatery.

Nearby



t h e o r y



OTTOLENGHI

**Marylebone - Entire Building Available
To the south of Marylebone High Street**

Ground Floor

[Click here for Street View](#)

Accommodation

Entire building, arranged over five floors (uppers are ancillary) providing the following approximate areas.

Ground Floor	339 sq ft
Basement	214 sq ft
First Floor	286 sq ft
Second Floor	218 sq ft
Third Floor	188 sq ft
Total Internal Area	1,245 sq ft 115.71 sq m

Lease

Assignment of lease, expiring on 21 April 2027 at a current rental of £85,000 pax, with no further rent reviews. The lease is understood to be held inside the Landlord & Tenant Act 1954.

A new lease may be available.

Premium

£35,000 is sought for the benefit of the leasehold interest.

Rates

We understand that the property is assessed as follows.

Rateable Value (from 1 April 2023) £78,500
Payable 2023/24 £40,192

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Contact

For further information please contact sole-agents:

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