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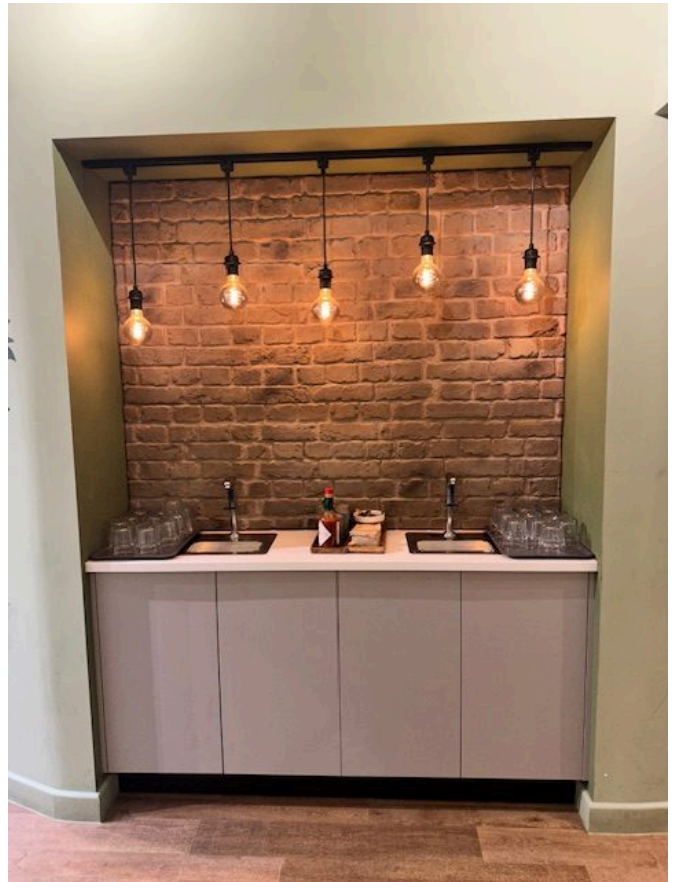
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 Marylebone Road London NW1 5PH
Marylebone Road London NW1 5PH
NW1 5PH, City of Westminster, Greater London, England, United Kingdom

Lease Assignment, TO LET
£80,000 pax







Property ID: None

Area

2597

Description

Marylebone Road London NW1

Ground Floor & First Floor Mezzanine Restaurant – Lease Assignment

Location: The property is situated on Marylebone Road less than 100m from Baker Street Underground Station. Nearby retailers include taco Bell, Dunkin Donuts, Five Guys and numerous other restaurants and retail stores.

Description: A two story restaurant premises arranged over ground and mezzanine first floors, NIA approx. 2,597 sqft (241.4sqm). The property has a capacity for 90 covers and has been refurbished throughout and benefits from a double height glass frontage providing bright and spacious accommodation, as well as external seating, CCTV, air conditioning and internal extraction system

The property is held on a 10 year FR&I Lease from 2023 with five year upward only rent reviews, with approx. 9 years remaining. **An early viewing is strongly advised.**

Rent: £80,000 pax

Premium: Offers sought in region of £300,000 for fixtures fittings and goodwill. An inventory list is available upon request.

Service Charge: TBA

Business Rates: Rateable Value for 2024/25 is currently £76,000pa.

All interested parties should make their own enquiries either via City of Westminster or via www.voa.gov.uk.

EPC: B Rating (40) valid until 14/04/31

Legal Costs: Each party to be responsible for their own legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners agents Grovelands 020 8731 9777 www.grovelands.net

Features

- ✓ 2597 sqft
- ✓ Class E use
- ✓ Close to transport and shops
- ✓ Ground & First Floor Mezzanine Floors

Property on Map

