

SALISBURY SP1 2AA

13 NEW CANAL

SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The property is located in a prime position on New Canal immediately adjacent to **Odeon Cinema** and **Mountain Warehouse**, whilst being close to the entrance of Old George Mall. National multiple retailers close by include **Marks & Spencer**, **Clarks**, **Blacks**, **Boots**, **White Stuff** and **TK Maxx**.

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

ACCOMMODATION

The property is arranged on ground floor only comprising the following approximate net internal floor areas and dimensions:

Gross Frontage	28 ft 5 in	8.66 m
Net Frontage	26 ft 12 in	8.23 m
Internal Width	27 ft 10 in	8.48 m
Shop Depth	64 ft 11 in	19.79 m
Ground Floor Sales	1,681 sq ft	156.2 sq m
Ground Floor Ancillary	187 sq ft	17.37 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£50,000 per annum exclusive**.

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 has been assessed as follows:

Rateable Value (2023)	£50,000
Small Business Multiplier (2023/24)	49.9p

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

EPC

The property has an Energy Rating of C53. A copy of the EPC is available upon request.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

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SUBJECT TO CONTRACT

