

**WILTSHIRE  
DANIELS**

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## **SUPERB PRIME MARYLEBONE A2/A1 PREMISES**



## **JUST OFF MARYLEBONE HIGH STREET LONDON, W1**

## LOCATION

The property is located on the southern side of Marylebone Lane virtually at its junction with Marylebone High Street thus clearly visible from the High Street when travelling south.

The street benefits from the enhanced shared road/pedestrianised paving which has vastly improved the retail experience forming part of Howard de Walden's desire to link Wigmore Street with Marylebone High Street and is a much sought-after location with a wide variety of high quality retailers and restaurants close by. Nearby traders include le Relais de Venise L'Entrecote, Theory and Oliver Sweeney.

## ACCOMMODATION

The property comprises a ground floor and basement premises enjoying a disproportionally large frontage of almost 25 ft and having the following approximate total floor areas:

Ground floor	390 sq ft
Basement floor	342 sq ft
<b>TOTAL</b>	<b>732 sq ft</b>

The unit benefits from a frontage of almost 25 ft.

## AMENITIES

- \* Superb premises in prominent, much sought-after location
- \* A2 use but A1 permitted with consent
- \* Vibrant semi pedestrianised street

## LEASE

Held for a term expiring March 2023 subject to a rent review in March 2018 or shorter sub lease on terms by arrangement

## RENT

£60,000.00 per annum exclusive.

## PREMIUM

A premium sought of £100,000 for this valuable prime unit

## RATES

TBA

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559

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