

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



A1/A2 or A3 (stp) UNIT

TO LET

PRIME RETAIL POSITION ON WIGMORE STREET



18-22 WIGMORE STREET, LONDON, W1

LOCATION

The property is located on the north side of Wigmore Street close to its junction with Wimpole Street and being in the heart of Marylebone. It comprises an attractive turn of the century building originally constructed to house a piano factory and showroom.

The street is a busy thoroughfare in a much sought-after location with a wide variety of high-quality retailers and restaurants close by.

ACCOMMODATION

The property comprises a ground floor office/retail unit together with lower ground area having an approximate total floor area of:

Ground floor	2,087 sq ft
Lower ground floor	1,852 sq ft
TOTAL	3,939 sq ft

AMENITIES

- * Superb retail unit in prominent sought-after location
- * A1/A2 use currently or A3 subject to planning
- * Potential for trading on lower ground floor
- * Attractive turn of the century building

LEASE

The property is available on a new lease on terms by arrangement

RENT

£225,000.00 per annum exclusive.

RATES

To be re-assessed

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

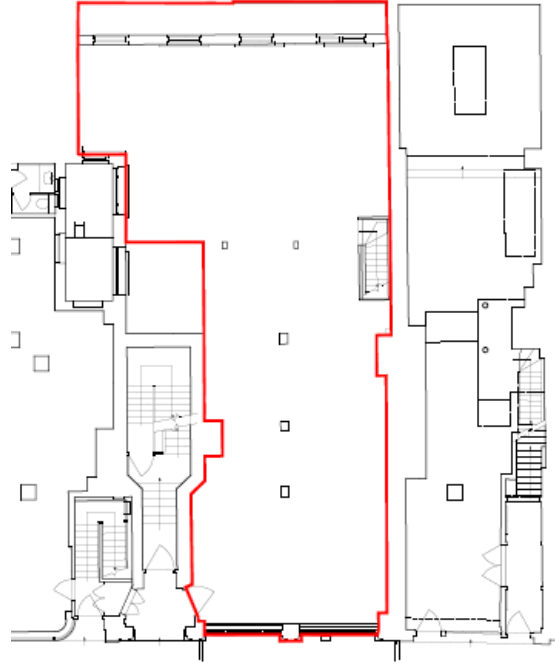
By appointment through joint sole agents

Daniel Isaacs
Wiltshire Daniels
020 7529 5559
dbi@wiltshiredaniels.com

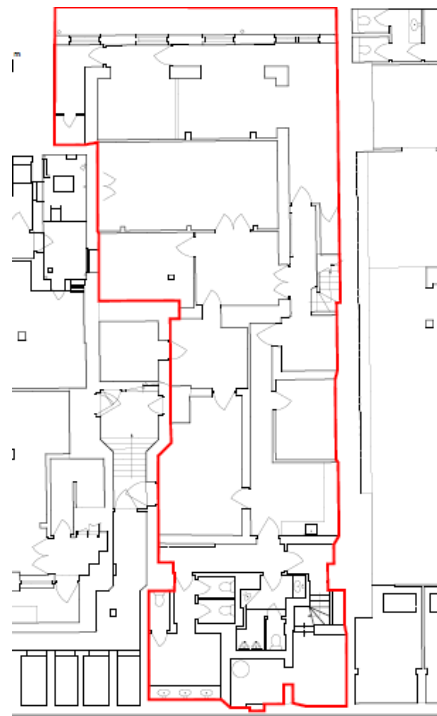
Jason Borrows
Wigmore Commercial
020 7636 6369
jason@wigmorecommercial.com

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Existing Ground floor plan



Existing Basement plan



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