

**WILTSHIRE
DANIELS**

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Preliminary details
Retail unit to let off Marylebone High Street

TO LET



23 BLANDFORD STREET, MARYLEBONE, W1

**Ground floor retail unit with ancillary basement - 900 sq ft
(plus vaults)**

First floor office 315 sq ft potentially available

LOCATION

This attractive building is located on the south side of Blandford Street between its junctions with Marylebone High Street and Chiltern Street. It is a few minutes' walk from Bond Street Station (Central, Jubilee and Elizabeth Lines).

The local area provides an excellent selection of bars, cafes, restaurants and shops.

ACCOMMODATION

The accommodation comprises a ground floor and basement area.

There is an additional first-floor office suite which can be made available if required.

Ground floor	435 sq ft
Basement	465 sq ft
Basement vaults	170 sq ft (untanked)

First floor office	315 sq ft
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AMENITIES

The property benefits from the following amenities:

- * Attractive period frontage
- * Close to Marylebone High Street and Chiltern Street
- * Demised WCs
- * Great natural light

LEASE

New four year sub lease available on terms by arrangement

RENT

On application

RATES

Ground floor and basement rates payable approx £12,000.00 per annum although interested parties should make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agent

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