40 Manchester Street, Marylebone, London, W1U 7LL w: www.ianscott.com



MARYLEBONE

PRIME SHOP TO LET

58 BAKER STREET LONDON WI

Location: The premises are in an excellent position on the east side of Baker Street, between the

junctions of both Dorset Street and Blandford Street. Nearby occupiers include Costa Coffee, Natural Kitchen, Boulangerie Paul, Holland & Barrett, HOB Salons, The Chess & Bridge Shop, TSB Bank, Abokado, Knight Frank and Galvin.

Accommodation: The property benefits from fully glazed frontage, rear access to Broadstone Place and is

being delivered in an enhanced shell specification with air-conditioning. Approximate floor

areas and dimensions are as follows:

Net Frontage 16 ft 8 ins 5 m Gross Frontage 18 ft 5.5 m

Ground Floor Sales/ Ancillary 1,257 sq ft 116.8 sq m

Lease: The property is available by way of a new lease for a term of 7 years. The lease is to be contracted

outside of the security of tenure and compensation provisions of the Landlord and Tenant Act

1954.

Rent: £115,000 per annum exclusive of rates, service charge and VAT.

Rates: Rates payable (2017/18) £30,654.19

Interested parties are advised to make their own enquiries with Westminster City Council,

to verify these figures (Tel: 020 8315 2050).

Legal Costs: Each party to bear their own legal and surveyors costs incurred in this transaction.

Possession: Upon completion of legal formalities.

Viewing: Strictly by prior appointment through the sole agents:

NICK SCOTT IAN SCOTT INTERNATIONAL 0207 493 9911

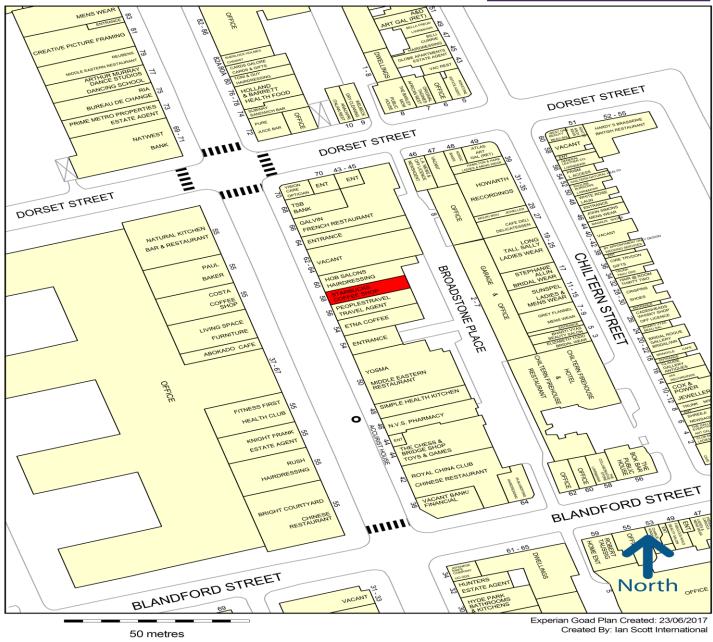
nickscott@ianscott.com

N IAN SCOTT INTERNATIONAL



London West End







Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

lan Scott International, their clients and any joint agents give notice that: (i) These particulars do not form any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.