



## MARYLEBONE

### PRIME SHOP TO LET

### 58 BAKER STREET LONDON W1

- 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](mailto:nickscott@ianscott.com)

