



MARYLEBONE

**FULLY-FITTED
RESTAURANT TO LET/
OTHER USES CONSIDERED**

**66 BAKER STREET &
43-45 DORSET STREET**

LONDON W1

Location: The property occupies an excellent location in the central quarter of Baker Street and the southern section of Dorset Street. Nearby occupiers include The Royal China Club, Reubens, Zata, Anacapri, Boulangerie Paul, Pure, Knight Frank, TSB Bank, Natwest Bank and Natural Kitchen. The famous **Chiltern Firehouse Hotel** is located a moment away.

Accommodation: The property consists of a ground and basement floor restaurant fitted to a very high standard. The space offers a unique opportunity to trade from both Baker Street and Dorset Street, with substantial window frontages on both streets and ample room for outside seating. There is further access for deliveries on Broadstone Place. The space can be delivered in its existing condition or it can easily accommodate different layouts and other commercial uses. Approximate floor areas are as follows:

Ground Floor	3,141 sq ft	292.8 sq m
Basement	3,843 sq ft	357 sq m
Total	6,984 sq ft	648.8 sq m

Lease: A new lease is available for a term by arrangement.

Rent: Rental offers are invited.

Rates: We have been verbally informed by Westminster Council that the rates payable are £63,505. Interested parties are advised to make their own enquiries directly.

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

Possession: Upon completion of legal formalities.

Viewing: For a virtual 3D viewing please click <https://my.matterport.com/show/?m=DApUCoIbtY5>.
Onsite viewings are available by prior appointment through:

NICK SCOTT
IAN SCOTT INTERNATIONAL
nickscott@ianscott.com
0780 122 8412

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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