



PRIME MARYLEBONE

**SHOP TO LET
ALL USES CONSIDERED**

**56 BAKER STREET
LONDON W1**

Location:	The unit is in an excellent position on the west side of Baker Street, between Dorset Street and Blandford Street. The area has benefited from substantial public realm improvements, including a new two-way traffic system and the doubling in width of the pavements. Nearby operators include Tesco, Paul, The Chess & Bridge Shop, Hakim el Hocine, TSB Bank, Visioncare, NVS Pharmacy, Royal China, Fitness First Platinum, Knight Frank and Reubens . Chiltern Street with its famous boutiques and restaurants is a moment away.		
Accommodation:	The property benefits from fully glazed windows, air-conditioning, lighting and kitchen. There is also rear access onto Broadstone Place for loading, with parking available. Approximate floor areas and dimensions are as follows:		
	Net frontage	18 feet	5.5 m
	Ground Floor	2,186 sq ft	203 sq m
Lease:	The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease will have a rolling break provision, operable from September 2024.		
Rent:	Rental offers are invited exclusive of rates, service charge and VAT.		
Rates:	Rateable Value (2017)	£102,000	
	Rates payable (2021/22)	£52,224	
	The rates above do not factor in any present discounts applied to the payable sum. Interested parties are advised to make enquiries directly with Westminster council.		
Legal Costs:	Each party to bear their own legal and surveyors costs incurred in this transaction.		
Possession:	Upon completion of legal formalities.		
Viewings:	Strictly by prior appointment through the sole agents:		

IAN SCOTT INTERNATIONAL

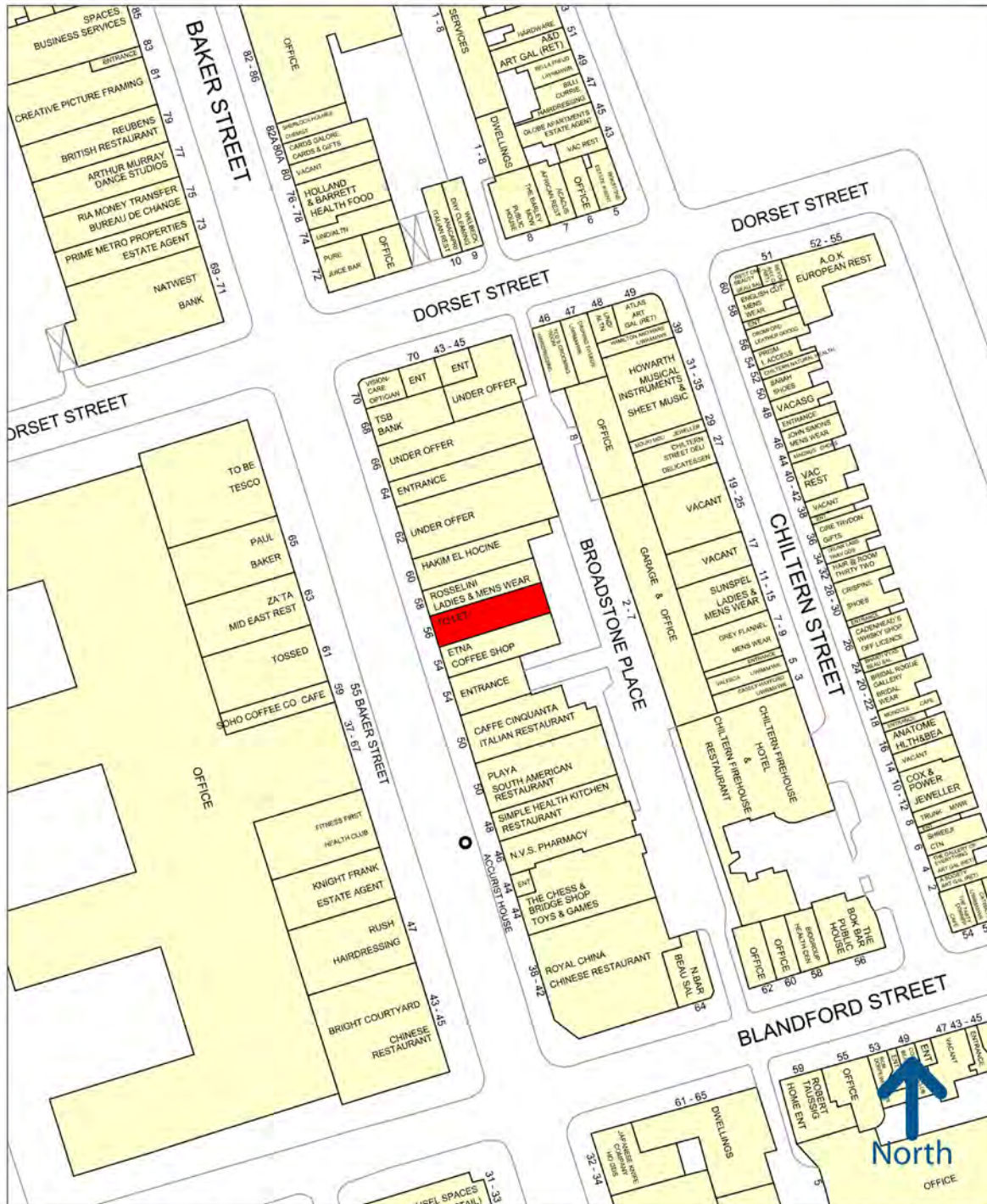
Nick Scott

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Baker Street



50 metres

Experian Goad Plan Created: 29/11/2021
Created By: Ian Scott International



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