



**PRIME MARYLEBONE**

**TEMPORARY SHOP  
TO LET**

**68 BAKER STREET  
LONDON W1**

<b>Location:</b>	The unit is in an excellent position on the west side of Baker Street, close to the junction with Dorset Street. Dorset Street and Blandford Street. Nearby occupiers include <b>Tesco, Franco Manca, Brasserie Al Hamra, Visioncare, Pure, Fitness First Platinum</b> and <b>Knight Frank</b> . Chiltern Street with its famous boutiques and restaurants is a moment away.		
<b>Accommodation:</b>	The property benefits from a commanding frontage, with fully glazed windows, air-conditioning and extensive lighting. Our clients will deliver the space to white box specification, allowing occupiers to plug and play. There is rear access onto Dorset Street, with parking available on Broadstone Place. Approximate floor areas and dimensions are as follows:		
	Net frontage	28 feet	8.5 m
	Ground Floor	1,314 sq ft	122 sq m
	Basement	830 sq ft	77 sq m
<b>Lease:</b>	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.		
<b>Rent:</b>	Rental offers are invited in the region of £50,000 per annum, exclusive of rates, service charge and VAT.		
<b>Rates:</b>	Rateable Value (2023)	£65,000	
	Rates payable (2022/23)	£33,280	
	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.		
<b>Legal Costs:</b>	Each party to bear their own legal and surveyors costs incurred in this transaction.		
<b>Possession:</b>	Upon completion of legal formalities.		
<b>Viewings:</b>	Strictly by prior appointment through the sole agents:		

**IAN SCOTT INTERNATIONAL**

**Nick Scott**

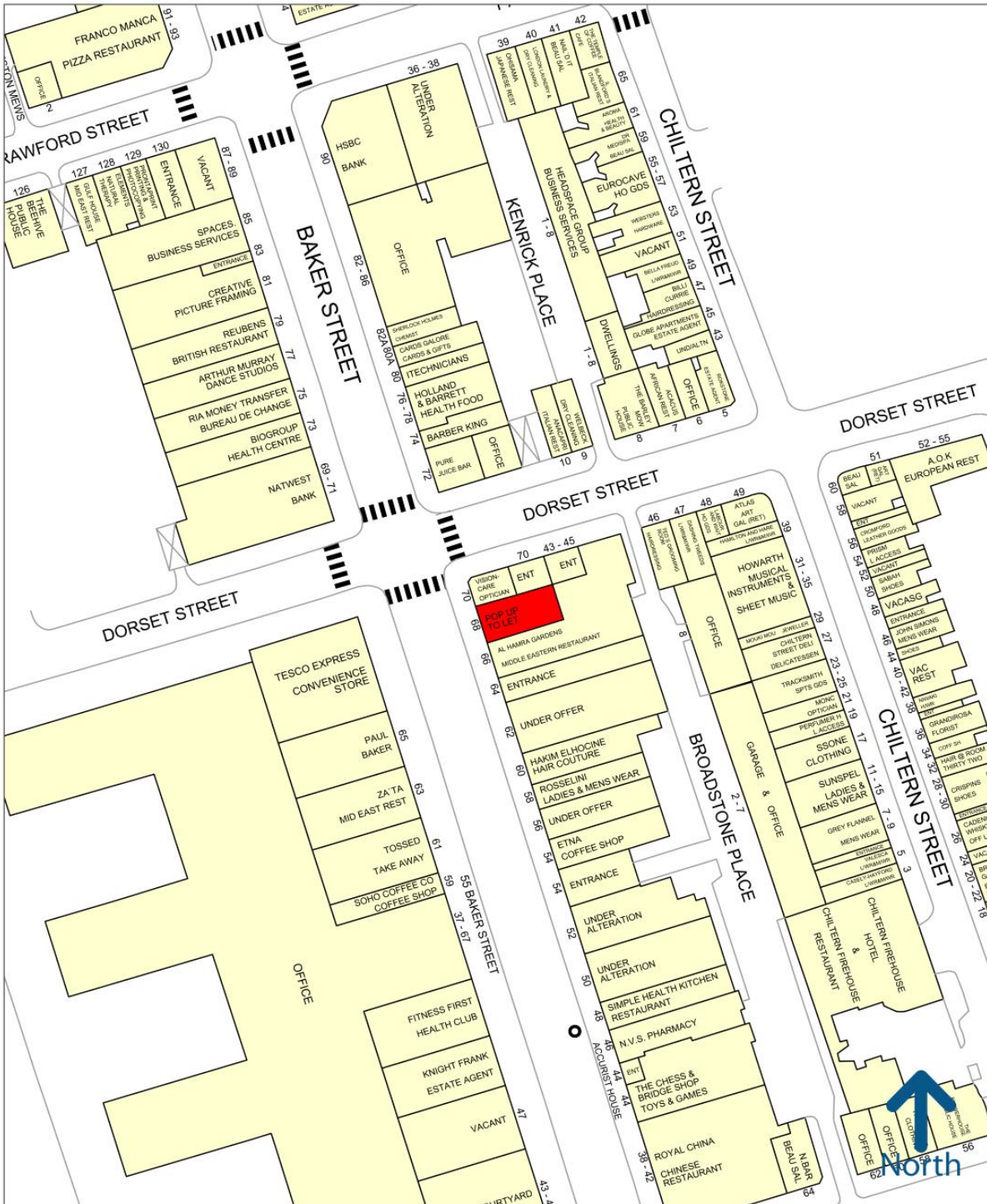
**nickscott@ianscott.com**

**Tel: 0780-122-8412**

# IAN SCOTT INTERNATIONAL



Baker Street



50 metres

Experian Goad Plan Created: 30/05/2023  
Created By: Ian Scott International



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