

RARE A1 FOOD/CAFÉ LEASE FOR SALE

27 CHILTERN STREET LONDON W1

LOCATION

The premises are located in a prime position on Chiltern Street in the heart of Marylebone. Operators close by include, **Monocle Café**, **Nordic Bakery**, **Hardies Restaurant** and **The Chiltern Firehouse**.

ACCOMMODATION

The shop is laid out over two trading floors, which offer the following areas:

Ground Floor	610 sq/ft
Basement	281 sq/ft
Total	891 sq/ft

LEASE

The property is available by way of assignment, for a term to expire March 2024. The property is held within the Landlord & Tenant Act 1954.

RENT

£21,100 per annum exclusive.

PREMIUM

Offers in excess of £100,000, subject to contract.

USE

The property benefits from a rare A1 food/café use. There are very few properties on Chiltern Street that have the benefit of this user clause.



RATES

Rates Payable 2017/2018	£33,000
Rateable Value 2017/2018	£15,807

(Interested parties are advised to make their own enquiries with the local authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request

VIEWING

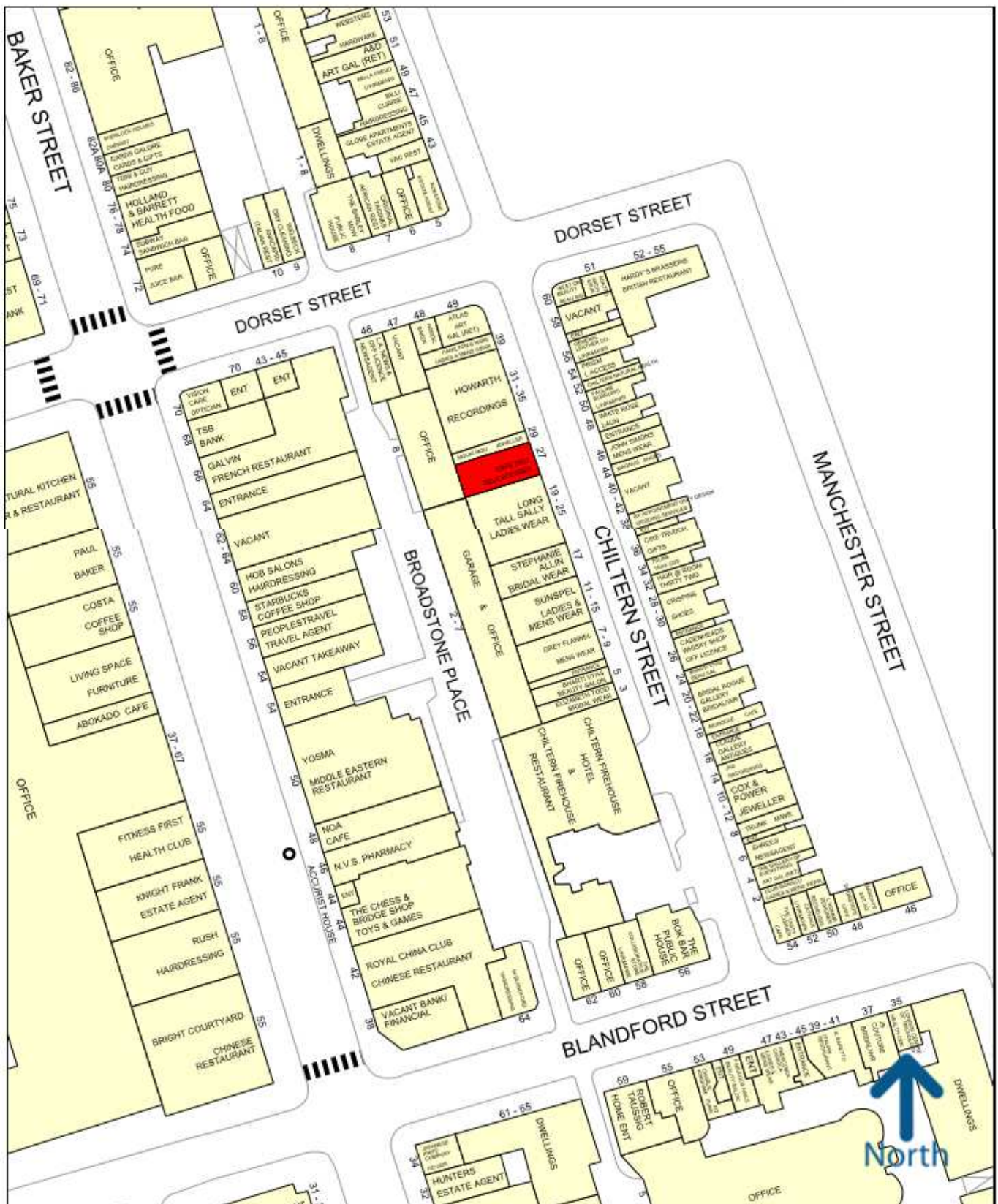
Viewings must be strictly by prior appointment through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

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50 metres

Experian Goad Plan Created: 14/09/2017
Created By: Blanchflower Lloyd Baxter



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