



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS



RARE D2 SPACE TO LET CLOSE TO MARYLEBONE STATION 12 LISSON GROVE MARYLEBONE NW1

LOCATION

The premises are located in a prime position on Lisson Grove, close to the junction with Marylebone Road. The premises are only a two minute walk from Marylebone Station.

ACCOMMODATION

The premises are laid out over ground floor offering the following approximate areas:

Ground Floor 2,178 sqft

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£80,000 per annum exclusive.

USE

We understand the property has a Class D1 / D2 planning use.

RATES

Rateable Value (2017/2018) £61,000

Rates Payable (2017/2018) £29,219

Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs in connection with this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

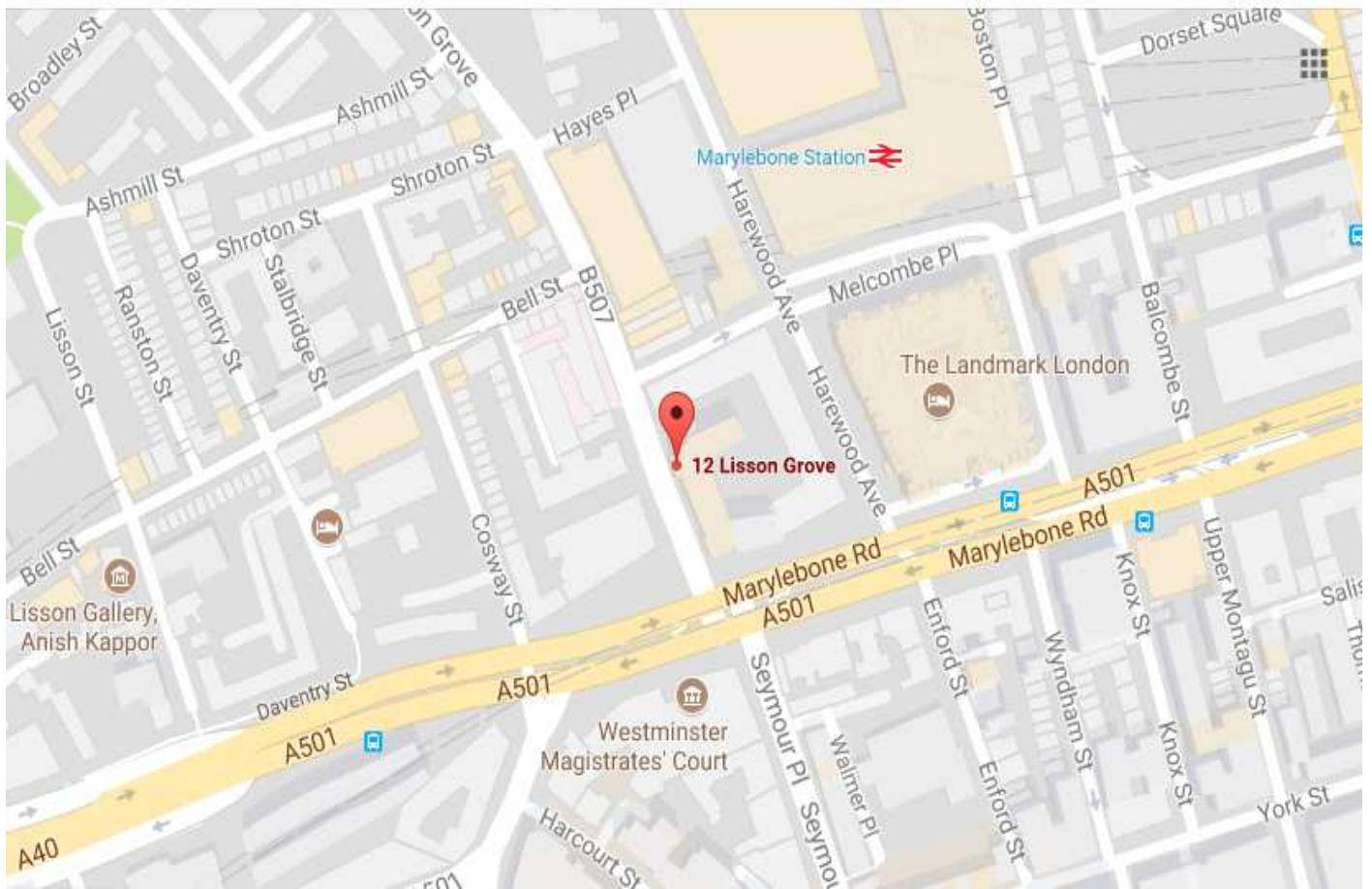
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.



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