

PRIME SHOP TO LET

2-3 BAKER STREET LONDON W1U 8ED



LOCATION

The premises are located in a prime position on the west side of Baker Street, next to its junction with Portman Square. Operators close by include, **Little Waitrose, Costa Coffee, Joe & the Juice, Maison Kayser, Bluthner Pianos** and **Barclays Bank**.

ACCOMMODATION

The premises are being sub-divided and will offer the following approximate areas:

Frontage	15ft 5 inches	
Ground Floor	Unit 1	922 sq/ft
	Unit 2	912 sq/ft
	Combined	1,834 sq/ft

LEASE

A new sublease is to be made available for a term to expire on 31st October 2026.

RENT

Unit 1	Offers in excess of £70,000 pax
Unit 2	Offers in excess of £70,000 pax

USE

The property has an A1 planning use.

RATES

Following subdivision works the premises are to be re-assessed. Based on the current 2017/2018 rateable value we estimate the rates payable will be approximately £31,500 per unit.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

EPC

Available on request.

VIEWING

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

Oliver Fowler: ofowler@blb.uk.com

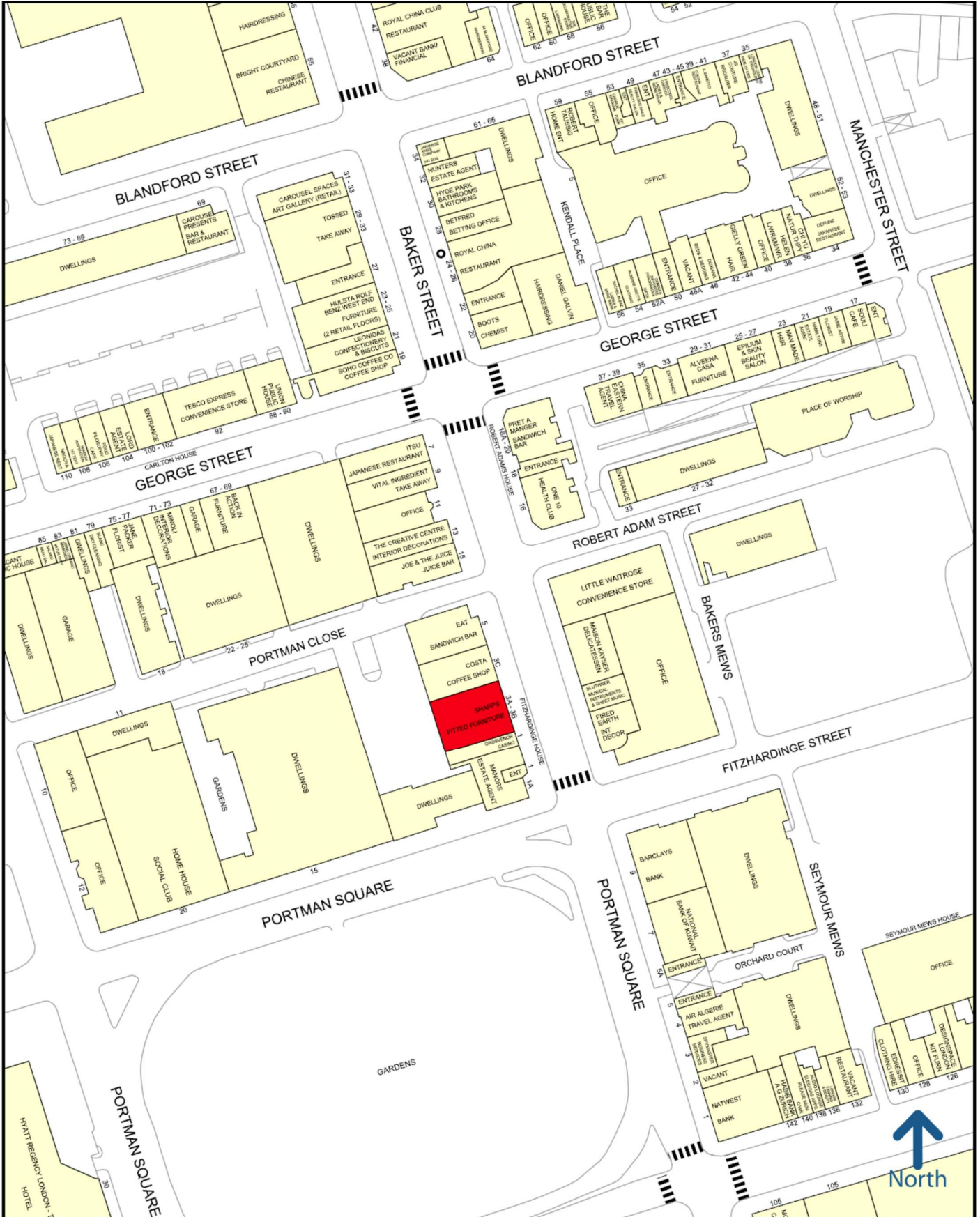
Tel: 0207 491 8249

George Froud: gfroud@blb.uk.com

Tel: 0207 079 1200

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

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 06/06/2018
Created By: Blanchflower Lloyd Baxter

