

## PRIME A1 PREMISES TO LET

OTHER USES CONSIDERED, SUBJECT TO PLANNING

## 95-97 BAKER STREET LONDON W1



### LOCATION

The premises are located in a prime position on the West side of Baker Street between the junctions with Crawford Street and York Street. Operators close by include **Boots, Tesco, Joe & The Juice, Rymans, HSBC** and **Chipotle Restaurant**.

### ACCOMMODATION

The premises benefit from having a prominent double frontage and are arranged over ground and basement floors, offering the following approximate areas:

Gross Frontage	48 ft
Ground Floor	2,119 sq/ft
Basement	2,268 sq/ft
<b>TOTAL</b>	<b>4,387 sq/ft</b>

### LEASE

A new lease is to be made available for a term to be agreed.

### RENT

£185,000 per annum exclusive.

### USE

The property currently has an A1 use. Alternative uses will be considered, subject to planning.

### RATES

Interested parties to make their own enquiries with the local authority.

### LEGAL COSTS

Each party is to bear their own costs in relation to their transaction.

### EPC

Available on request.

### VIEWING

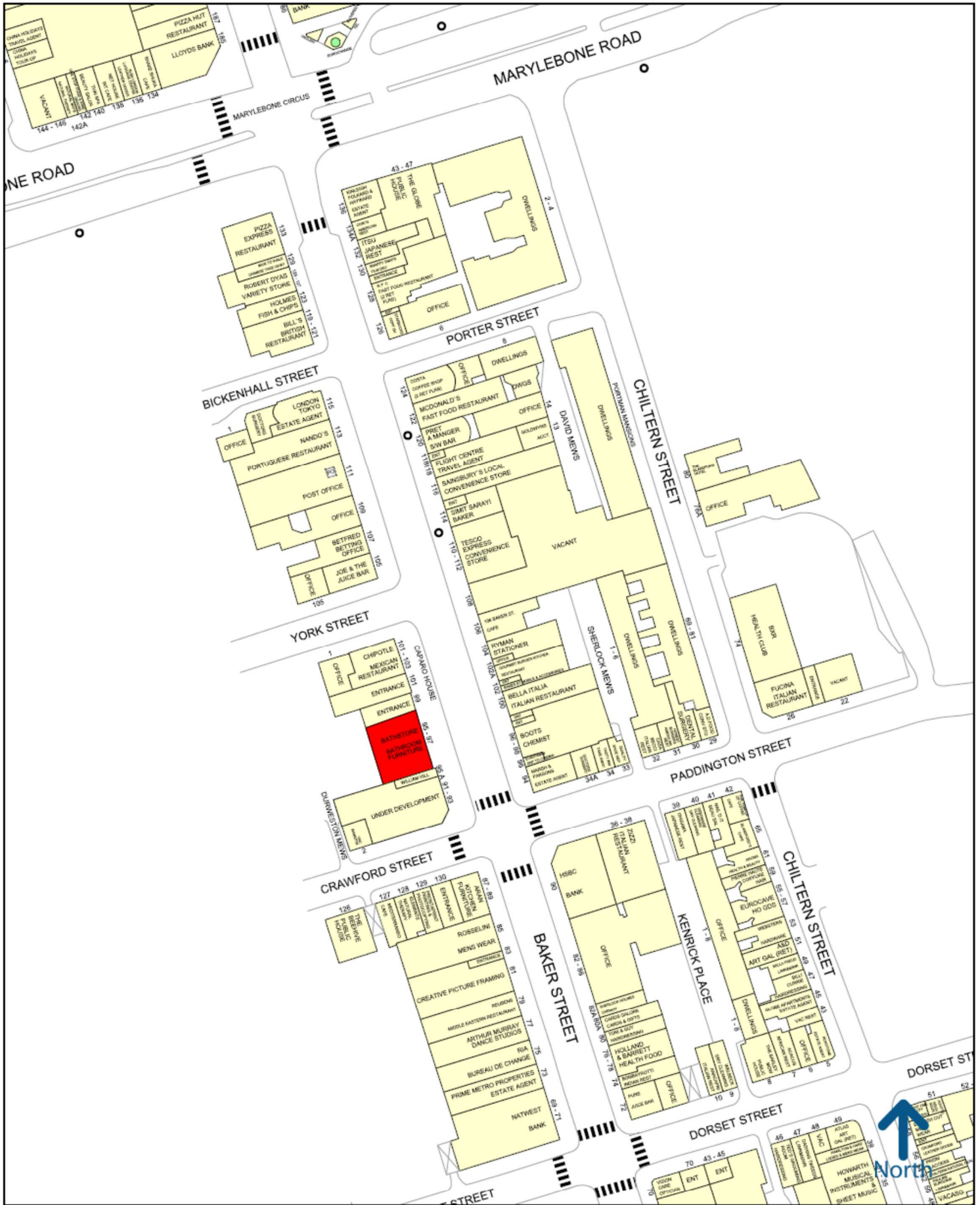
Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

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50 metres

Experian Goad Plan Created: 30/07/2019  
Created By: Blanchflower Lloyd Baxter

