



## London W1 7 THAYER STREET

### MARYLEBONE

#### Location

The premises are located on Thayer Street to the South of Marylebone High Street, close to its junction with George Street and Marylebone Lane. Marylebone is one of London's premier retail destinations, which has been enhanced recently by Howard De Walden's significant investment in the area.

The shop is situated in a prominent position close to Pret A Manger, Theory, Sweaty Betty, Peloton and The White Company.

#### Accommodation

The premises are arranged over ground floor comprising the following approximate net internal floor areas:

Ground Floor	659 sq ft	61.22 sq m
--------------	-----------	------------

There is the potential to amalgamate the unit with the adjoining property to create a double fronted unit of c. 1,400 sq ft.

#### Quoting Rent

£95,000 pax

#### Terms

The property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

#### Business Rates

Rates Payable (20/21) – £41,762 per annum

The government has announced a 66% reduction in rates payable until 1<sup>st</sup> April 2022.

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

#### Use

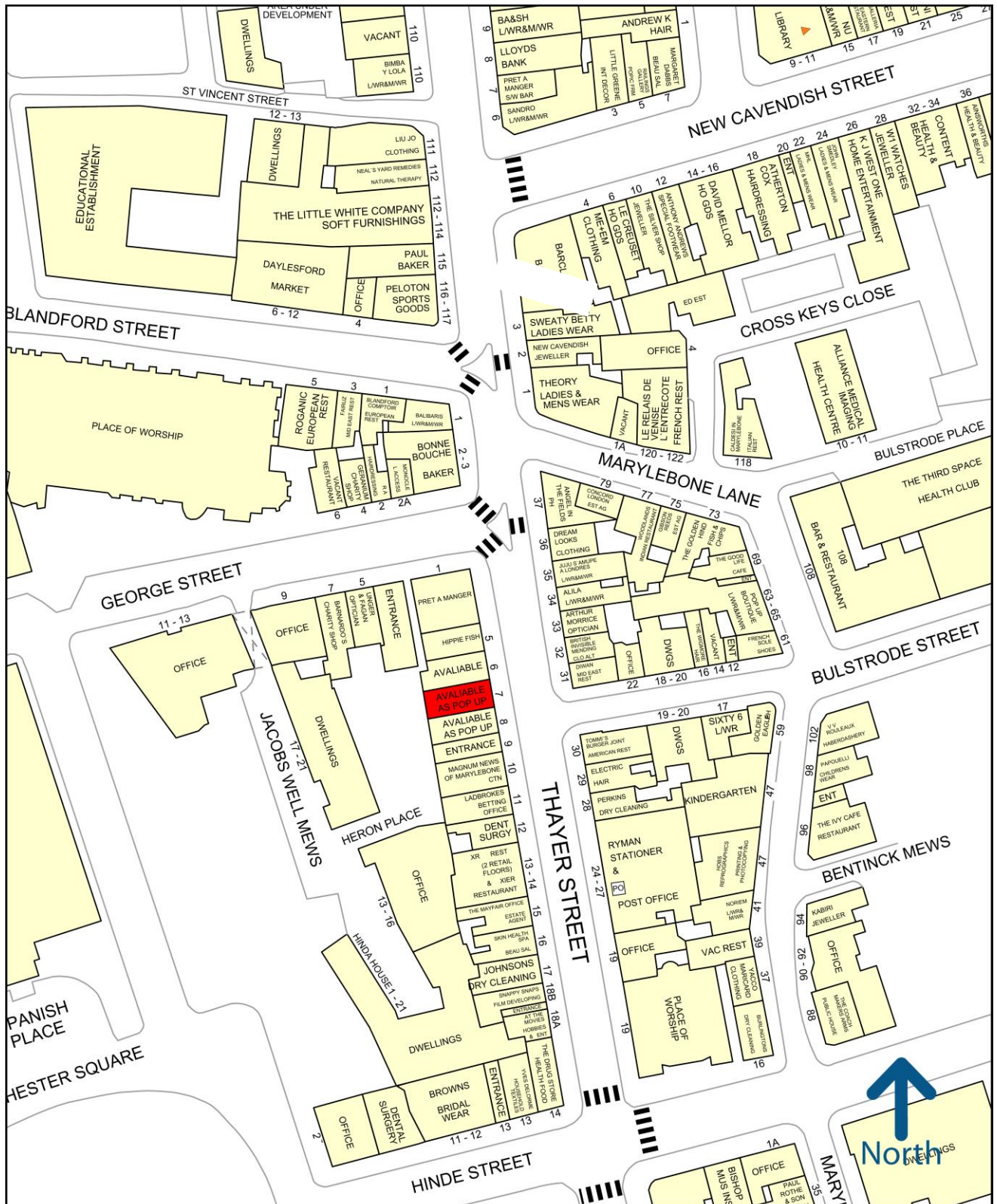
All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

#### Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

#### EPC

Available upon request.



Experian Goad Plan Created: 07/07/2020

Created By: Colliers International

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 08/03/2021 (20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.