

LEASE ASSIGNMENT AVAILABLE

1 Thayer Street, Marylebone, London W1U 3JA

LOCATION

The premises are prominently situated, cornering Blandford Street and Thayer Street. The property benefits from a high volume of footfall traffic throughout the week.

Nearby occupiers include: Theory, Sweaty Betty, The Little White Company, Liu Jo, Sandro and ba&sh.

TENURE

The premises are available by way an existing full repairing and insuring lease expiring 11th December 2019. The Lease is contracted inside the security provisions of the Landlord & Tenant Act 1954.

RENT

The passing rent is £158,000 pax.

PREMIUM

Offers invited for the leasehold interest.

RATES

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £114,000 and the rates payable are £59,736. The UBR for 2019/2020 is 52.4p. Interested parties are advised to make their own enquiries with the Local Authority for verification.

EPC

The EPC assessment will be available upon request.



KEY FEATURES

- Busy Seven Day Footfall
- Prominent Corner Location
- Desirable Location
- Protected Lease

Accommodation

The premises are arranged over ground floor and basement levels and provide the following approximate areas:

Gross Frontage	18 ft 2 ins	5.53 m
Gross Return Frontage	29 ft 2 ins	8.9 m
Ground Floor	517 sq ft	48.03 sq m
Basement	482 sq ft	44.77 sq m
Total	999 sq ft	92.80 sq m

VIEWING:

**STRICTLY BY PRIOR
APPOINTMENT THROUGH:**

William Collomosse

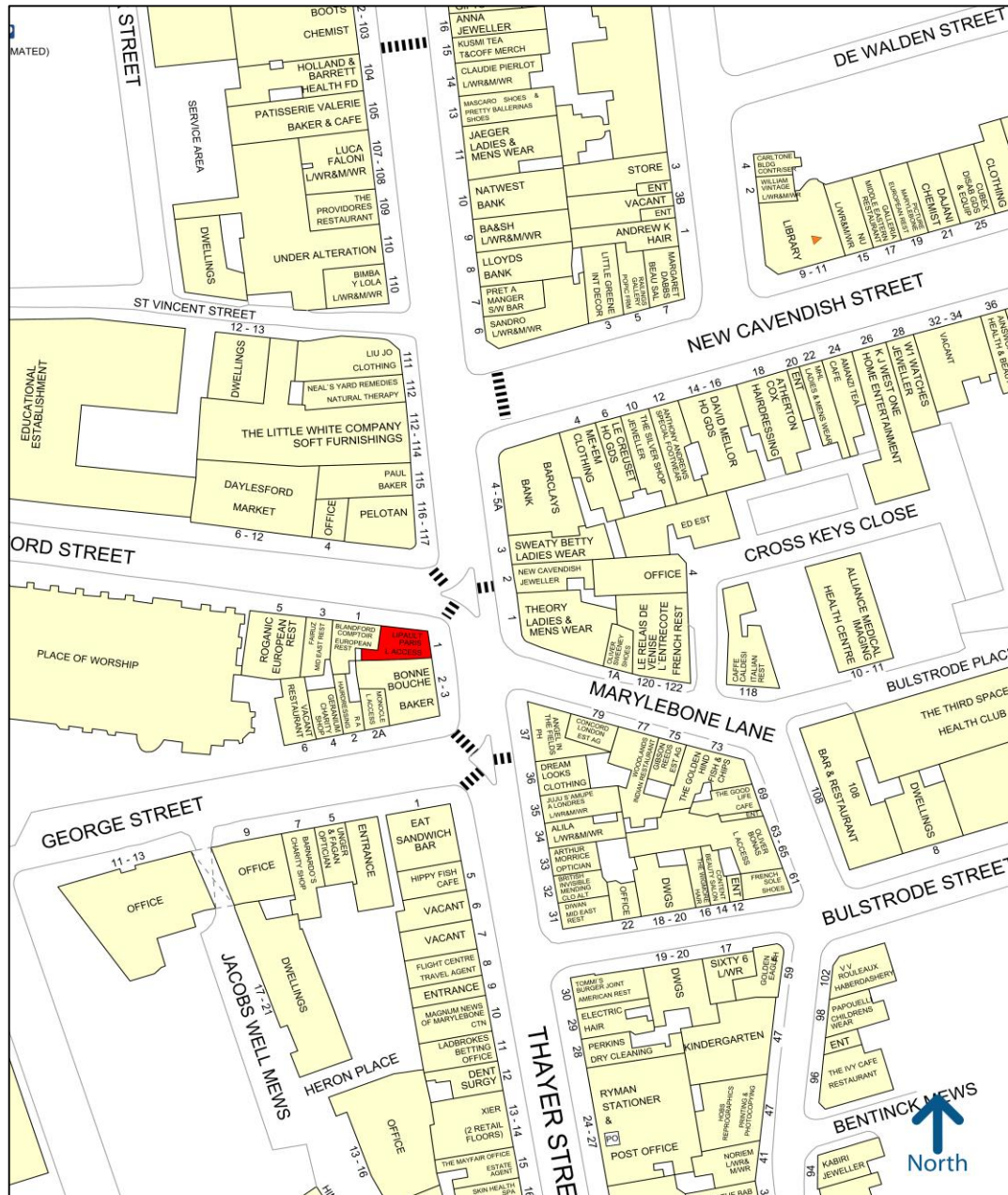
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Not to scale.

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