

# DOVER CT16 1QD 6A (R2B) ST JAMES' RETAIL & LEISURE PARK RETAIL UNIT TO LET



6 Duke Street  
Marylebone  
London W1U 3EN

## LOCATION

Occupying a prime trading location within the popular St James' Retail & Leisure Park with dual frontage onto Woolcomber Street. Situated mid-block in the restaurant quarter the unit is immediately adjacent to **Papa Johns** and **German Doner Kebab**, in the same block as **Kaspa's** and **Burger King**.

A plan of the park is attached.

## ACCOMMODATION

Arranged on ground floor only, the premises comprise the following approximate dimensions and floor areas:

Gross Frontage	20' 3"	6.2 m
Internal Width	19' 6"	5.9 m
Shop Depth	47' 6"	14.5 m
Ground Floor (GIA)	855 sq ft	79.4 sq m

## LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation, but to include upward only rent reviews at 5 yearly intervals at a commencing rent of **£23,500 per annum** exclusive of rates, service charge and VAT.

## SERVICE CHARGE

The 2025 annual service charge estimate for these premises is confirmed as £2.46 psf. Interested parties should make their own enquiries to verify this information.

## LEGAL COSTS

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



## EPC

The premises has an Energy Performance Asset Rating of B44. A copy of the EPC is available upon request.

## RATES

We have been advised that the premises have been assessed for rating purposes as follows:

Rateable Value	£11,000
Small Business Multiplier	49.9p
Rates Payable (2025/26)	£5,738.50

Interested parties should make their own enquiries to verify this information.

## VIEWING

For further information or arrangement to inspect, please contact the sole agent:

Tim Hance

020 7908 7031

[tim@hrhretail.com](mailto:tim@hrhretail.com)

**SUBJECT TO CONTRACT**

020 7499 5399 / [hrhretail.com](http://hrhretail.com)

