



TO LET OR FOR SALE

SPACIOUS D2 UNIT  
(GROUND FLOOR)

12 Lisson Grove  
Marylebone  
London  
NW1 6TS

**R I B**  
*Robert Irving Burns*



**BLANCHFLOWER  
LLOYD BAXTER**



## AMENITIES

- Prominent Location In Heart of Marylebone
- Good Natural Light
- Shell & Core
- Approximately 2.5m Floor To Ceiling Height
- Partitioned Room (Rear)
- D2 Use
- Capped-Off Services

## DESCRIPTION

The property comprises a large ground floor unit in shell condition. Ideal for any D2 operator looking to fit out premises in their own identity.

## EPC

TBC.

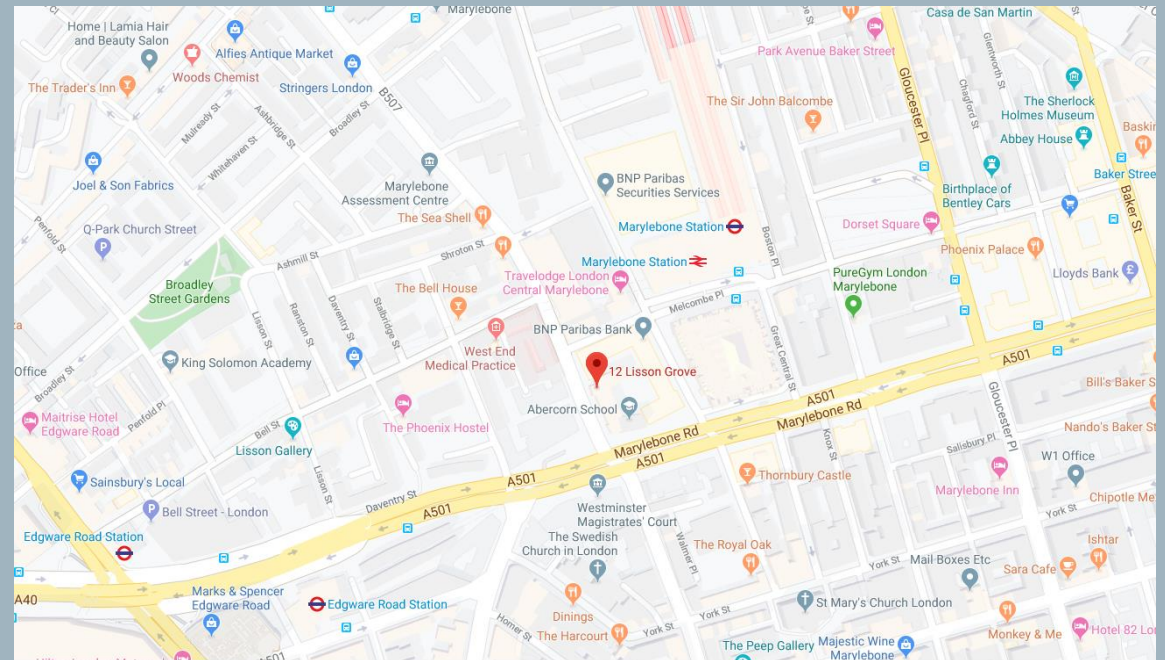
## DETAILED BREAKDOWN

Area	Marylebone
Size (sq. ft.)	2,178
Quoting Rent (p.a.) excl.	£80,000
Estimated Rates Payable (p.a.)	£30,744
Service Charge (p.a.)	TBC
<b>Estimated Occupancy Cost (p. a.)</b>	<b>TBC</b>

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LOCATION

The property is located in a prominent position on Lisson Grove, close to the junction with Marylebone Road, being only a short walk from Marylebone Underground Station (Bakerloo Line & National Rail Services). The area is a mixed commercial/ residential location with a variety of restaurants, cafés and other amenities nearby.





### OPTION ONE: LETTING

A new effective Full Repairing and Insuring Lease contracted outside the Landlord and Tenant Act 1954 is available direct from the Landlord.

### LEASE TERMS

Terms to be agreed via negotiation.

### OPTION TWO: SALE

A new 999 year leasehold interest of the Ground Floor commercial premises is available at a nominal ground rent.

### PRICE

Upon Application.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING ARRANGEMENTS

Strictly through Robert Irving Burns & Blanchflower Lloyd Baxter:

**Jonny Novick**  
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