

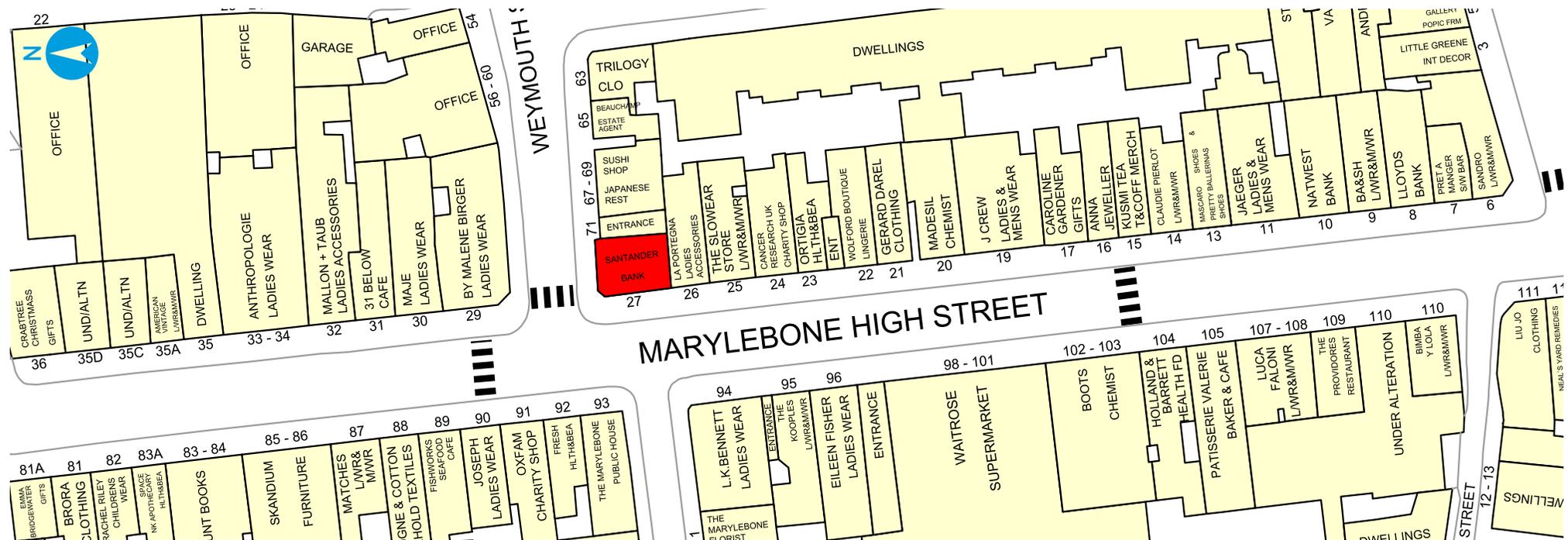
27 Marylebone High Street,
London
W1U 4AD

MARYLEBONE HIGH STREET, W1 PRIME LEASE FOR SALE/ NEW SUBLEASE



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LOCATION

Marylebone High Street provides one of London's most desirable retail locations with a wealth of high end fashion retailers, independent boutiques, cafes and restaurants.

Providing the prime retail pitch between The Regent's Park and Bond Street, the street has excellent accessibility via Baker Street, Regent's Park and Great Portland Street underground stations to the north, and Bond Street station to the south.

SITUATION

The property occupies a prominent position on the corner of Marylebone High Street and Weymouth Street, with the primary retail pitch.

Nearby occupiers provide a mix of national and local retailers, including Waitrose, Anthropologie, J Crew and L.K. Bennett.

Q-Park, Moxon Street provides a public car park for c. 90 cars a short distance away.

DESCRIPTION

The subject property comprises a four storey brick built building, within which the retail unit occupies the ground floor and basement.

The unit benefits from glazed frontage to both Marylebone High Street and to the return frontage on Weymouth Street.

The basement, accessed via a staircase behind the banking counter, provides ancillary space including kitchen and WCs.

The upper floors are let out via a separate sub-lease for the remainder of the term, and are accessed via a dedicated entrance on Weymouth Street.

ACCOMMODATION

The ground floor unit extends to the following approximate net internal floor areas:

Ground Sales Area	816 sq ft/75.8 sq m
Ground floor (ITZA)	728 sq ft/67.63 sq m
Basement	910 sq ft/84.54 sq m
TOTAL NIA	1,726 sq ft/160.35 sq m

TENURE

Leasehold.

The property is held via a lease until 6th January 2056 at a rent of £87,200 pa, based on 25% of the open market rental value. The next rent review is on 18th March 2027. Further details on request.

TENANICES

The upper floors are let out on a sublease expiring 5th January 2056 to the Howard de Walden Estate, at a passing rent of £75 pa. Further details on request.

RATES

Rateable Value	£250,000
UBR	0.493
Rates Payable	£123,250

Interested parties should verify these figures with the Local Authority.

PLANNING

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - 'C - 72'.

Details on request

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

Premium offers invited for the existing leasehold interest.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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