



To let

Retail or Hospitality Unit
218 - 220 Baker Street



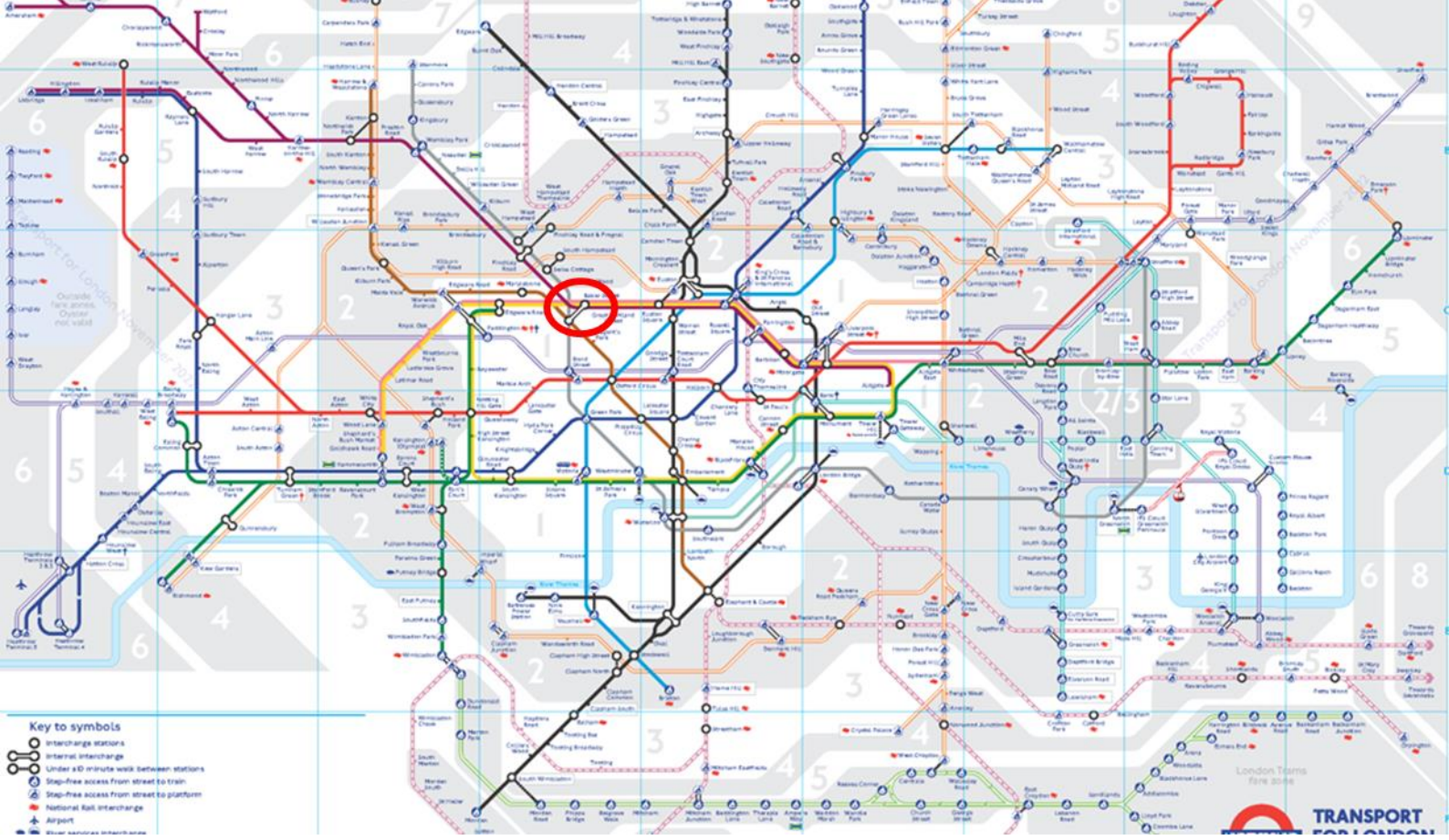
Baker Street station is situated in Marylebone. This central London underground station, located in zone 1, serves the Metropolitan, Bakerloo, Jubilee, Hammersmith & City, and Circle lines.

The surrounding area is populated by a variety of shops, restaurants, pubs, hotels and residences. Popular attractions like Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground, and Regents Park contribute to the station's yearly footfall of 21.5 million visitors.

Zone 1

London Underground Station

21.5 million
Annual Station Footfall



Description:

The subject premises benefits from a double frontage and is arranged over ground and basement floors. The unit will be handed over in shell condition with capped-off services.

Unit Size:

| | |
|--------------|---------------------------------|
| Ground | 376 sq ft (34.9 sq m) |
| Basement | 746 sq ft (69.3 sq m) |
| Total | 1,122 sq ft (104.2 sq m) |

Services:

Power, Water & Drainage.

Usage:

Retail or F&B

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £50,000pa or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

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

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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