



To let

Retail Unit

Baker Street Station, London, NW1 5LJ

Places
for
London

The TfL Property
Company

Baker Street station is in the district of Marylebone. The underground station is in zone 1 and services the Metropolitan, Bakerloo, Jubilee, Hammersmith & City and the Circle lines. The area is predominantly commercial with Baker Street and Marylebone High Street in close proximity.

Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground and Regents Park are attractions that bring 21.2 million passengers per year through the station.

Zone 1

21.2 million

Annual Station Footfall.



Description:

The kiosk is located within the station ticket hall on the unpaid side of the ticket barrier, adjacent to the entrance and exit. There is additional remote storage annexed to the main unit.

Unit Size:

Ground	16.7 sq m / 180 sq ft
Remote Storage	34.8 sq m / 375 sq ft
Total	51.5 sq m / 555 sq ft

Services:

Power, Water & Drainage.

Usage:

Retail and Food & Beverage

Lease:

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

Rent:

The rent payable to be a base rent 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:

Roshni Patel
Roshni.N.Patel@cushwake.com

Victoria Davies
Victoria.Davies@eur.cushwake.com

