

Prime Retail Unit in Marylebone

61 Crawford Street, London, W1H 4JT



To Let

A retail unit in an established parade

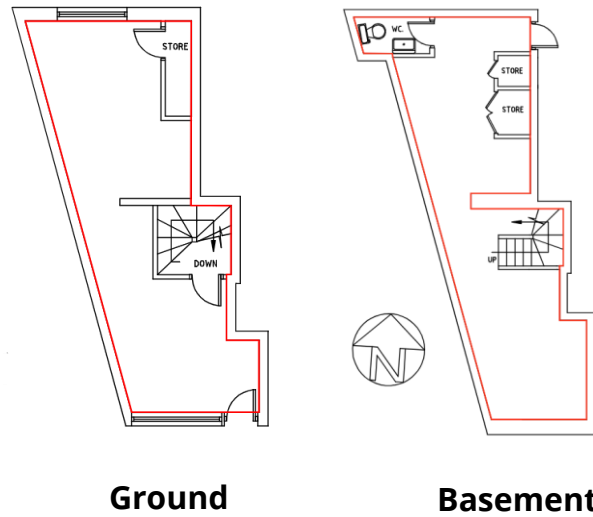
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**AVISON
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Ground

Basement

Description

The property is located on Crawford Street close to Edgware Road, Marylebone Road and Seymour Place. The premises are on the south side of the Marylebone flyover, close to both Marylebone and Edgware Road Underground Stations.

The premises comprise of a retail shop unit on the ground and basement floors of a mixed-use terraced building with 4 floors of residential accommodation above.

The space consists of a ground floor and basement which has ample natural light from its frontage on to Crawford Street. Stairs on the right-hand side of the ground floor lead down to the basement. The Basement also provides sufficient storage as well as WC Facilities.

Accommodation	Sq M	Sq Ft
Ground	22.1	238
Basement	27.2	293
Total NIA	49.3	531

Areas quoted are approximate.

Specification

- Frontage providing excellent visibility.
- Great floor to ceiling height.
- WC Facilities.
- Great Location.
- Good basement space

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

VAT

If applicable will be charged at the standard rate.

Planning Consent

The property is understood to have consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

Interested parties should carry out their own due diligence in this regard.

EPC

Rating – E. A certificate can be made available on request.

Rent

£21,000 Per Annum Exclusive

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