



MARYLEBONE
SHOP TO LET
64 BLANDFORD
STREET
LONDON W1

Location: The property occupies a corner position adjacent to **Royal China Club** and close to the junction with Baker Street. Nearby occupiers include **Monocle Café, Coco Nails Club, Il Barreto, Foxtons, Robert Taussig** and **The Japanese Knife Company**. The famous **Chiltern Firehouse Hotel** is located a moment away.

Accommodation: The property consists of a ground floor lock-up shop benefitting from excellent window frontage, lighting, air-conditioning and a WC. The space can be delivered as a stripped-out shell to white box specification or with the benefit of the existing configuration. Approximate floor areas and dimensions are as follows:

Net frontage	23 ft 5 ins	7.1 m
Shop depth	25 ft	7.6 m
Ground Floor	630 sq ft	58.5 sq m

Lease: The property is available by way of a new full repairing and insuring lease for a term to be agreed. The lease is to be contracted outside the Landlord & Tenant Act.

Rent: £33,000 per annum exclusive of rates, service charge and VAT.

Rates: Rates payable (2019/20) £19,782

Legal Costs: Each party to bear their own legal and surveyors costs incurred in this transaction.

Possession: Upon completion of legal formalities.

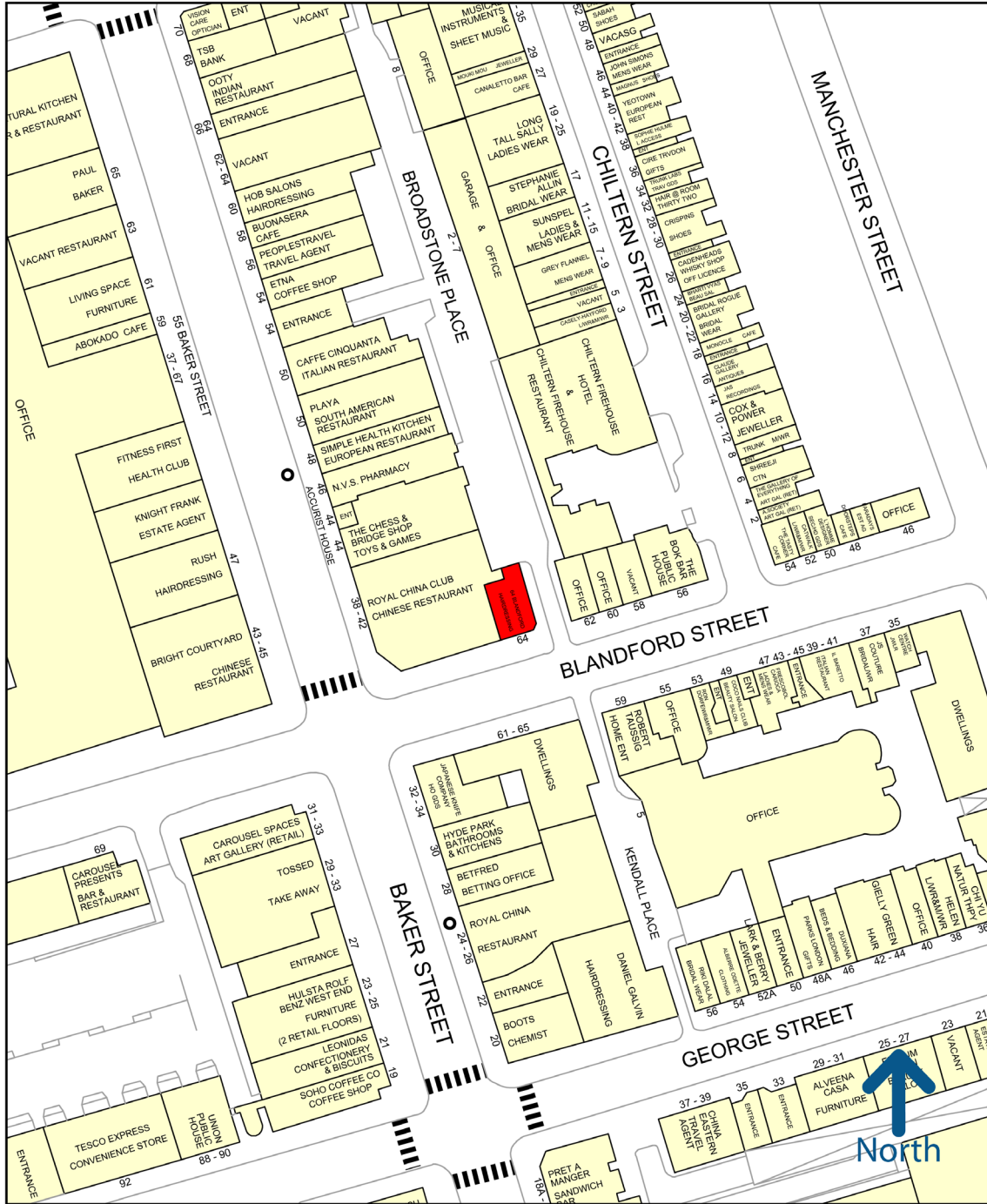
Viewing: Strictly by prior appointment through the sole agents:

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London West End



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