



# To let

Retail Unit

222 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 property occupies a prominent position on the northern stretch of Baker Street, directly opposite the Sherlock Holmes Museum. The immediate vicinity includes You Me Sushi, Saint Espresso Coffee, Pret A Manger, and Emilia’s Crafted Pasta, while Boots, Co-op, and Five Guys are located nearby towards the station.

**Unit Size:**

Ground Floor: 249 sq ft (23.2 m)

Basement: 110 sq ft (10.0 sq m)

**Services:**

Power only

**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:**

Will Wheeler  
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