



To let

Retail Unit, Baker Street Station

Places
for
London

 The TfL Property Company

Baker Street Station is in the district of Marylebone, within the City of Westminster. The underground station is in Zone 1 and services the metropolitan, Bakerloo, Jubilee, Hammersmith & City and Circle Lines. The area is predominantly commercial with Baker Street and Marylebone High Street nearby.

The unit is highly visible within the Metropolitan line station ticket hall and it has been stripped out ready for tenant occupation.

Zone 1

London Underground station

22.9 million

Annual Station Footfall



Description:

The Unit is situated within the paid side of the Metropolitan Line ticket hall facing the ticket barriers for the Metropolitan, Hammersmith & City and Circle lines. The unit has one set of double doors on the frontage leading into the simply configured retail unit.

Unit Size:

160.92 sq ft // 14.95 sq m

Services:

Power.

Please note there is no water or drainage.

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act.
Annual RPI uplift +1% for the rent review applicable.

Rent:

The rent payable to be £25,000 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.

ALL ENQUIRIES:

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