



# To let

Retail Unit  
230 Baker Street, NW1 5RT



The TfL Property Company

Baker Street station is located 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 high street and Marylebone high street in proximity. Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground and Regents Park are nearby attractions.

## Zone 1

London Underground station

## 27 million

Annual Station Footfall



**Description:**

The unit is currently vacant. It has a straightforward configuration and has had significant work carried out by the Landlord in the basement which is now in a shell condition. The unit also has a narrow staircase and the rear leading up to a mezzanine which has previously been used as office/storage.

**Unit Size:**

Ground Floor: 341 sq ft (31.68 sq m)

Basement: 246 sq ft (22.85 sq m)

Mezzanine: 227 sq ft (21.09 sq m)

**Usage:**

Retail - Class E

**Services:**

Power, Water and Drainage.

**Lease:**

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

**Rent Review**

Annual rent reviews adjusted in line with the Retail Price Index (RPI) will be applicable.

Service charge payable.

**Rent:**

Offers in excess of £45,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Rates Payable at this unit are £15,280. This is an estimate and interested parties are advised to make their own enquiries.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**ALL ENQUIRIES:**

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