



# To let

Retail Unit  
Marble Arch Station  
W1C 1LX



The unit is situated within the ticket hall of Marble Arch Underground Station, located on the Central Line between Lancaster Gate and Bond Street stations, within Travelcard Zone 1 of the Transport for London network

The station experiences significant foot traffic from tourists and shoppers, as it provides direct access to Oxford Street before passing through the ticket barriers.

## Zone 1

Central Line

## 9.2 million

Annual Station Footfall



#### Description:

The unit is secured by a roller shutter door and has an additional storage area at the rear of the unit.

#### Unit Size:

Ground / Total 402 sq ft (37.34 sq m)

#### Services:

Power, Water & Drainage.

#### Usage:

Retail - Planning E consent

#### Lease:

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

#### Rent:

The rent payable to be a base rent of £55,000 or 15% 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.

Places for London have currently lodged a challenge to the existing business rates.

#### 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.

#### ALL ENQUIRIES:

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