

Places  
for  
London

 The TfL Property  
Company

# 200-202 Baker Street

London NW1 5RT

**2,788 sq ft**  
Restaurant opportunity



## The property

Located at 200-202 Baker Street, this prime commercial property offers 2,788 sq ft of unique space in the heart of London's West End. Ideally positioned next to the entrance of Baker Street station – one of London's busiest transport hubs with an annual footfall exceeding 22 million – it benefits from fantastic visibility and foot traffic.

The property offers a versatile ground floor layout, with additional basement space available if required.

## History

The property was formerly used as TfL's Lost Property Office (LPO). The LPO was set up in November 1933, subsequent to the commencement of the London Passenger Transport Board. It is estimated that over the following 86 years, more than 15 million items of property were processed here and stored on the famous green shelves. The office closed its doors in 2019 with TfL having since moved to a bigger facility in West Ham.

**Annual footfall**  
**22 million (2024)**





200-202  
Baker Street  
London NW1 5RT

Floor area

Ground floor2,788 sq ft (259.0 sq m)

Guide rent	On application
Term	10-15 years
Rates	Rates are subject to revaluation as a whole with 200-202 combined
Service charge	The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount
Planning	Class E
Services	Water, power and drainage
Signage	Signage is to be above the shop front as per the current signage of 202 Baker Street. Any changes will be subject to approval by Places for London (TfL) and local planning consent (Westminster)
Handover condition	The unit will be handed over as seen



# Inside the property





## How it could look





# A guide to Baker Street

Baker Street Underground Station, situated in the Marylebone district, serves as a key transport hub in Zone 1 of London. It connects **five major lines**: Metropolitan, Bakerloo, Jubilee, Hammersmith & City, and Circle lines. The surrounding area is predominantly commercial, with Baker Street and Marylebone High Street nearby, drawing both tourists and locals.

Major attractions such as Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground, and Regent's Park contribute to the station's impressive footfall of **22 million annual visitors (2024)**.

The area's appeal extends to tourists and students alike, thanks to its proximity to **iconic landmarks** and the University of Westminster campus. While Marylebone High Street caters more to local shoppers, **Baker Street leans towards tourist-focused retail and leisure**. This includes casual dining options, pubs and popular chain restaurants such as Wetherspoons, The Globe, Pizza Express, Nando's and Five Guys.



Madame Tussauds, Marylebone Road



On the corner of Baker Street



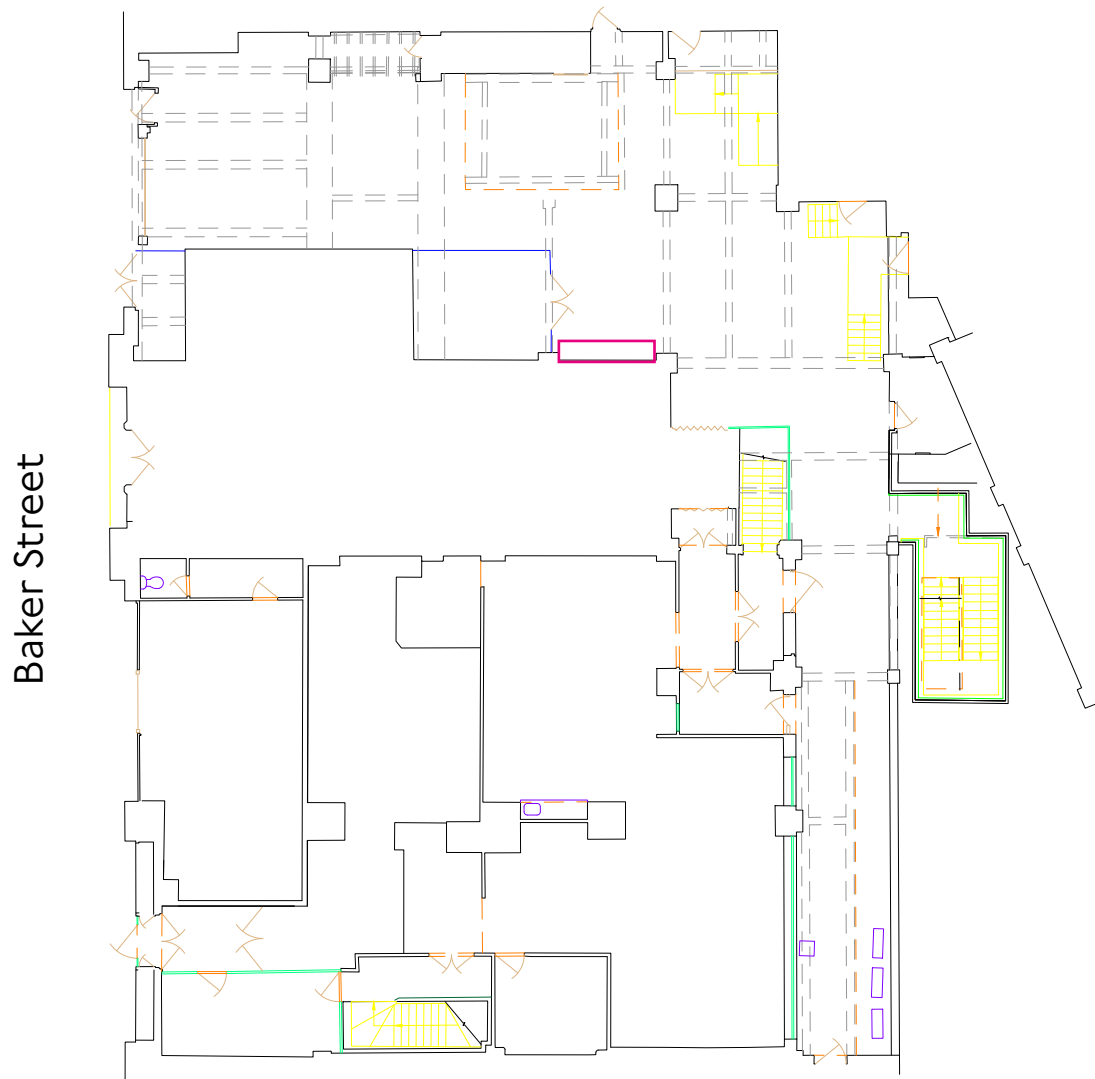
Sherlock Holmes Statue



Baker Street Underground

# Ground floor plan

2,788 sq ft (259.0 sq m)





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