

TO LET

A1 RETAIL UNIT IN THE HEART OF MARYLEBONE

106 CRAWFORD STREET, LONDON W1D 3DT

1,258 SQ. FT.



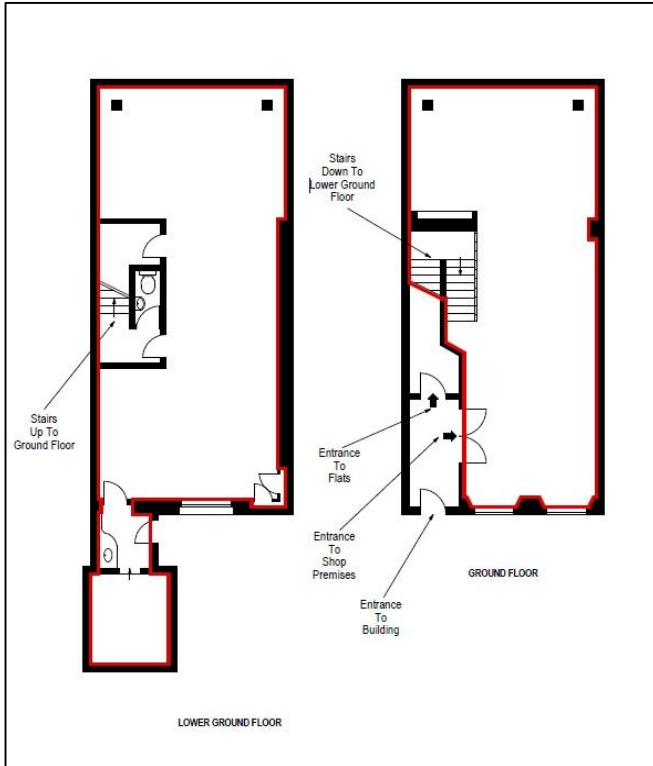
LOCATION

The property is located in the heart of Marylebone on Crawford Street between the junction of Upper Montague Street and Gloucester Place. Crawford Street benefit from a number of high-end occupier including the likes of Cube Gallery, McGlashans, Charles Burnand and Monkey & Me.

Crawford Street is located between Baker Street and Edgware Road which both have well connected tube stations Including the Hammersmith & City, Bakerloo, Jubilee, Circle and District line.

[GOOGLE MAPS LINK](#)

FLOOR PLANS AND AREAS



Floor	m ²	ft ²
Ground Floor	57.2	615
Lower Ground	59.8	643
Total	117	1,258



DESCRIPTION

This property is accessed via a shared entrance to the left of the property and is configured over ground and lower ground floor with both floor benefiting from natural light at the front of the building. The property also benefits from a WC, kitchenette and storage vaults.

AMENITIES

- Good Window Frontage
- AC (not tested)
- WC
- Natural light into both the ground and lower ground floor
- Good Footfall
- Security Alarm
- Kitchenette
- Storage Vaults

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

RENT

£55,000 per annum exclusive

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

Local Authority: Westminster

Current rateable value: £31,250

Interested parties are advised to make their own enquires

VIEWINGS:

Strictly through Robert Irving Burns.

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