

**BOUTIQUE SHOP TO LET**  
SUBJECT TO VACANT POSSESSION

# LONDON W1 – 46 DORSET STREET

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ALL ABOUT LONDON



### Location

The unit is located on in the heart of Marylebone on Dorset Street, close to Baker Street and Chiltern Street.

The area benefits from a variety of nearby boutique fashion operators and renowned restaurants such as Galvin and the Chiltern Firehouse.

### Lease

The premises are available by way of new effective full repairing and insuring lease for a term to be agreed.

The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954, subject to five yearly upward only rent reviews.

### Accommodation

The premise comprises the following approximate net internal floor areas:-

#### Ground Floor:

503 ft<sup>2</sup>                      46.7 m<sup>2</sup>

#### Basement:

593 ft<sup>2</sup>                      55.0 m<sup>2</sup>

#### Total:

1,096 ft<sup>2</sup>                      101.8 m<sup>2</sup>

### Rates payable

Subject to confirmation due to redevelopment.

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

Available upon request.

### Rent

Available upon request.

### Legal costs

Each party to bear its own costs.

Nearby occupiers



ENGLISH CUT  
LONDON



Nordic Bakery



CIRE TRVDON  
.1643.



Experian Goad Plan

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Ordnance Survey 100017316

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