

142 MARYLEBONE ROAD, NW1

LOCATION

The property sits less than 100m from Baker Street Underground Station and a short walk from Marylebone mainline station. The property has been newly refurbished and is offered in shell condition.

Nearby retailers include Coffee Buro, Tesco Express, Pizza Express, Five Guys Taco Bell and Lloyds Bank.

ACCOMMODATION

The property is arranged over three floors, providing the following net internal areas:

Basement	520 sq. ft.	48.3 sq.m.
Ground Floor	534 sq. ft.	49.6 sq. m.
First Floor	521 sq. ft.	48.4 sq. m.
Total	1,575 sq. ft.	146.3 sq. m.

RENT

Upon application.

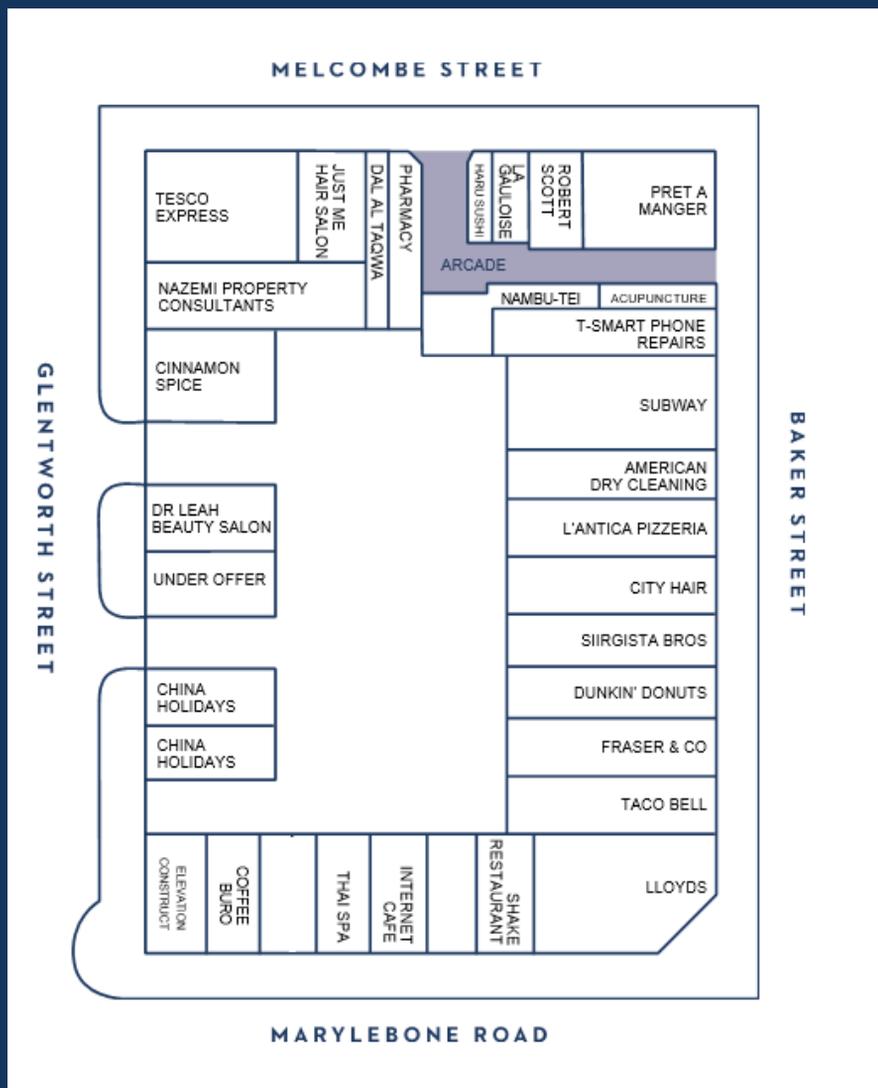
TERM

The property is available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

EPC Certificate available on request

Each party is responsible for its own legal costs incurred in any transaction.





SERVICE CHARGE & INSURANCE

Service Charge £ 2,139.00 per annum
 Insurance £ 559.43 per annum

RATES

To be re-assessed following refurbishment works.
 Interested parties are advised to verify figures with the local authority.



VIEWING

For further information please contact retained agents:

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For virtual viewing please follow link below:

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