



Kiosk – Baker Street

TO LET — RETAIL UNIT

BAKER STREET UNDERGROUND, LONDON NW1

The premises is situated outside Baker Street Station opposite Marylebone High Street and sits between two underground entrances. The unit has two pivot door entrances at street level with one facing the underground station and the second fronting onto Baker Street/Marylebone Road crossing.

Location:

Baker Street station is in the district of Marylebone. The underground station located in Zone 1 and services the Metropolitan, Bakerloo, Jubilee, Hammersmith & City and the Circle lines. The area is predominantly commercial with Baker Street and Marylebone High Street in close proximity. Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground and Regents Park are attractions that bring 27.9 million people a year through the station (2018).

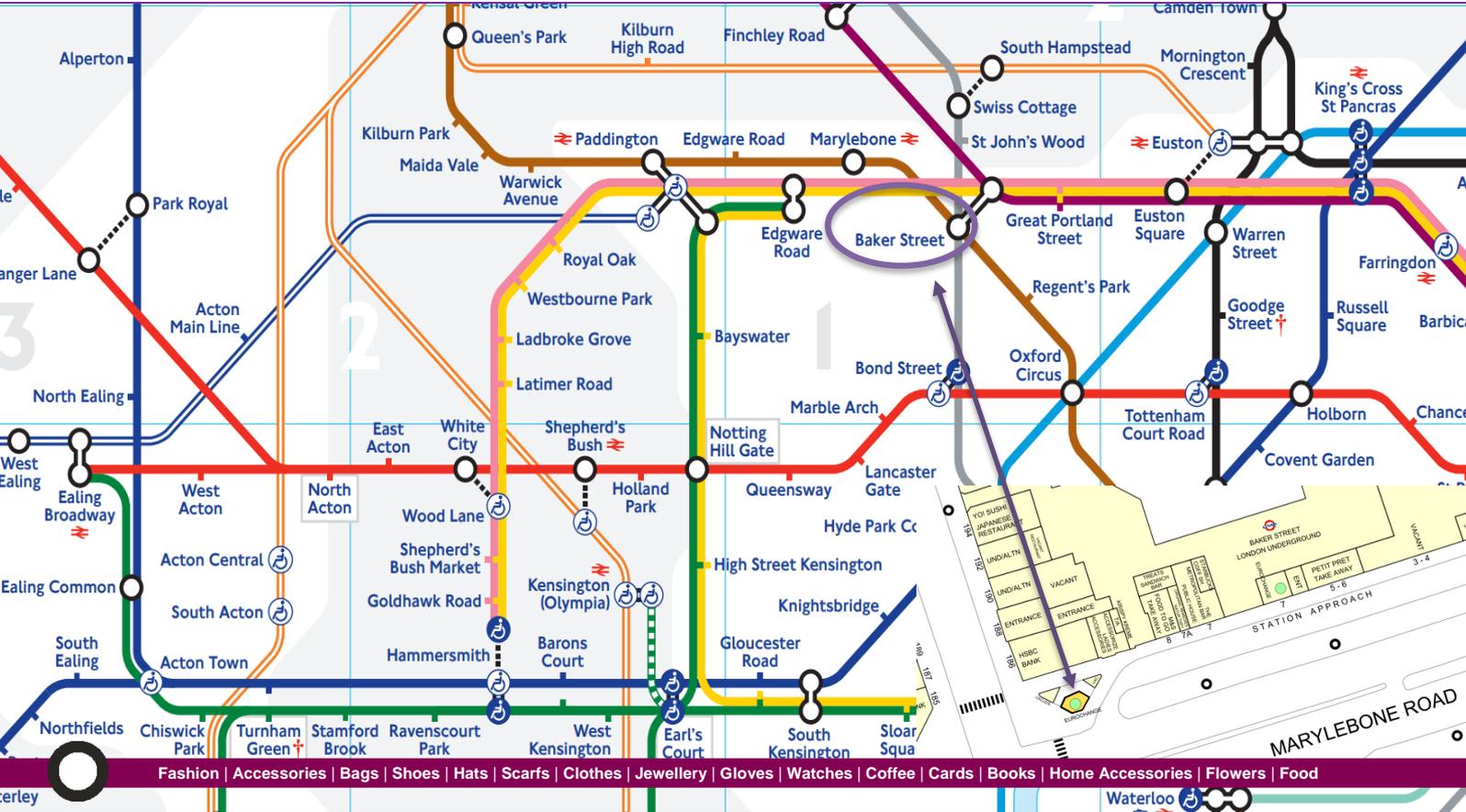
27.9 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year



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Description:

The unit is configured in a trapezoid shape with a 2-metre glass frontage facing Marylebone Road. Internally the unit has been divided by internal wall partitions and a 3-metre counter sat beneath safety glass.

Unit Sizes:

Unit 1 — NIA 150 sqft (13.9 sq m)

Rent:

Seeking offers in excess of £45,000 per annum or a percentage of turnover, whichever is higher. Net of VAT and exclusive of rates and service charge.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, which is yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

Services:

The unit has power as well as access to water and drainage.

Legal Costs:

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

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.
 Deadline for viewings is 13th January 2020.
 Deadline for offers is 20th January 2020.

Contact:



CUSHMAN & WAKEFIELD

On behalf of:



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremisses.co.uk



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