

28 New Cavendish Street Marylebone Village, W1G 8TZ

RETAIL / CLASS E PREMISES TO LET

**Alexander
Reece
Thomson**
CHARTERED SURVEYORS

23.23 sq. m. (250 sq. ft.) approx.

Location

Situated on the south side of New Cavendish Street, between the junctions of Marylebone High Street and Welbeck Street, the premises occupy a prime retail position in the heart of Marylebone Village.

The premises are adjacent to WatchHouse coffee and KJ West One luxury Hi-Fi. Other nearby occupiers include David Mellor, Le Creuset, Little Green, Me and Em, Caravane, Atherton Cox Hairdressers, and OKA and Naron restaurants.

Accommodation

The premises comprise a ground floor retail unit of approximately 250 sq ft with a rear ancillary area and WC.

Lease Terms

The premises are available under the terms of a new lease.

Rent On application.

Service Charge Budget (2023-2024): £1,000

Business Rates

Estimated Rates Payable: £13,847 (2023-2024);

VAT

The property is not elected for VAT so VAT is not payable on the sale price, ground rent, or service charge.

EPC Grade C (69)

Legal Costs

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

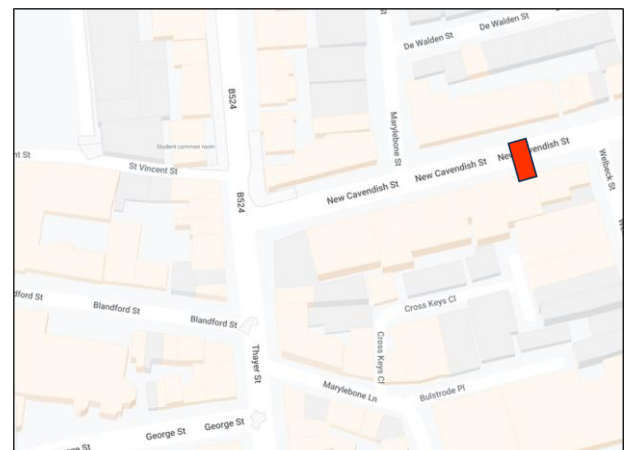
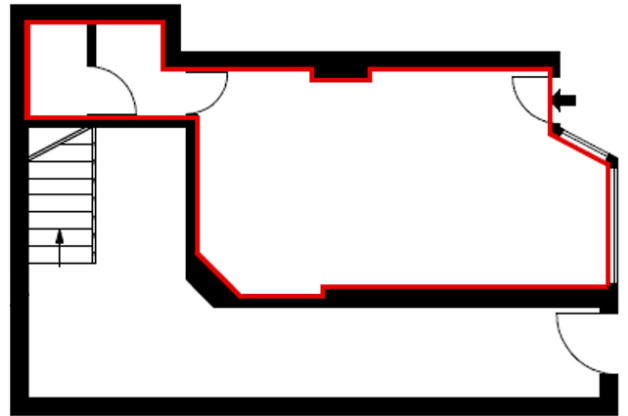
Viewing

For further information or to view contact:

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SUBJECT TO CONTRACT



Regulated by RICS

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

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