



65 Weymouth Street

Marylebone, W1G 8NU

£50,000 Per Annum

This prime commercial space in central London offers approximately 430 sq. ft. across two floors (ground and basement). Ideally suited for an office or boutique, the premises feature wooden flooring, an alarm system, CCTV capability, air-conditioning, and a small kitchenette with a WC on the basement level. Located just off Marylebone High Street, near Harley Street and Oxford Street, this superbly positioned space ensures excellent accessibility and foot traffic.

License:- A1/A2 Use

Price per annum - £50,000

Business Rates:- £8,982.00 per annum - clarification with Westminster city council is advised

Annual Service Charge:- approx. £2,200.00 per annum

Utility Costs - the new occupier will be responsible to pay any outgoing utility costs.

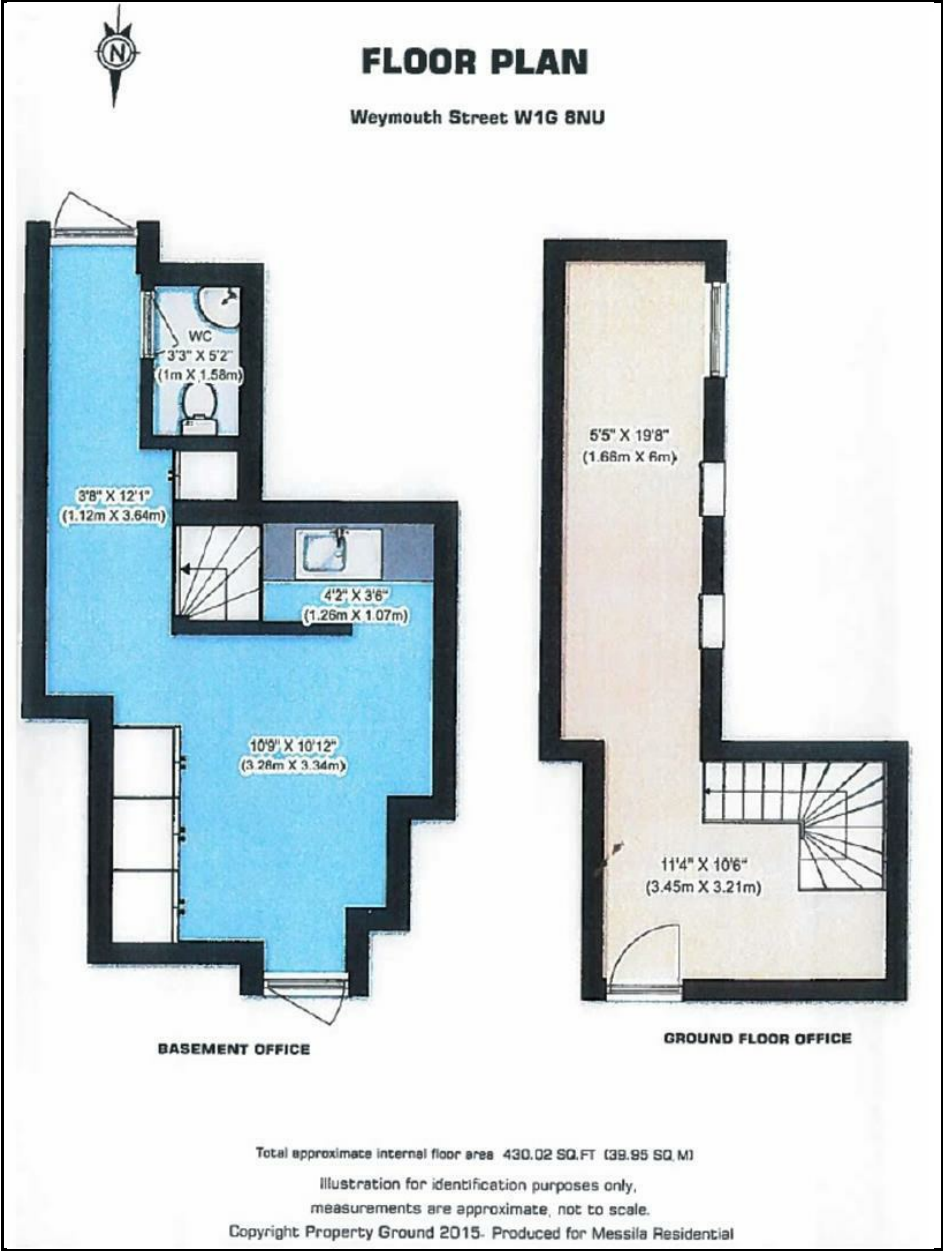
Tenure:- New Lease to be agreed (with no premium) outside the Act

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.

- Two Floors
- Centrally Located
- A1 / A2 Use
- New Lease to be agreed
- Kitchenette
- Basement Storage

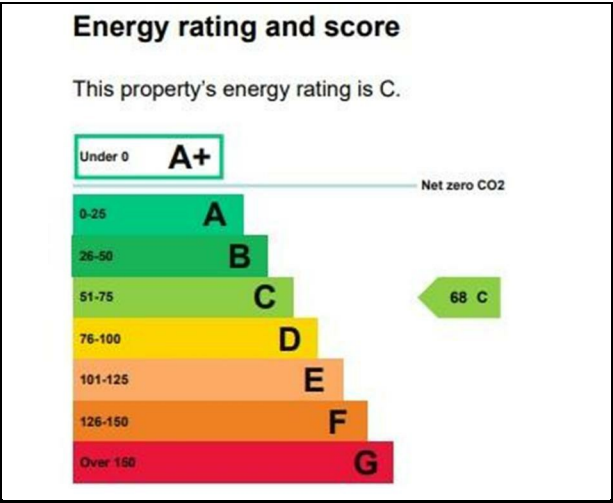
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.