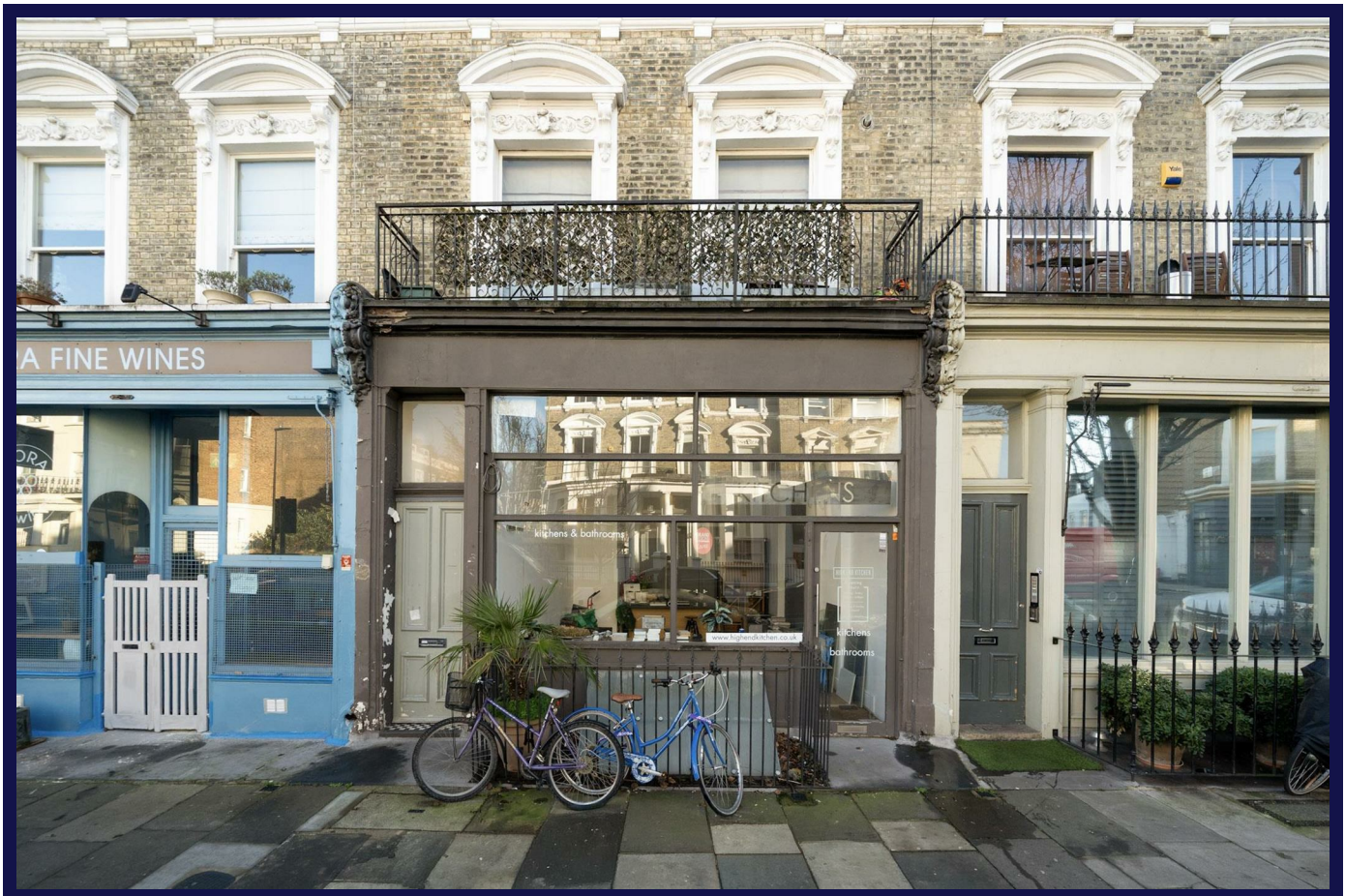


## Marylands Road, London, W9 2DU



### Features:

- **Prime Location**
- **Refurbished space, ready to be taken over**
- **392 Square Feet**
- **5-10 years lease**
- **3-5 year rent review**

### Description:

Prime Retail Unit To Let – Maida Vale, Central London

An excellent opportunity to rent a well-presented retail unit in the heart of Maida Vale, one of Prime Central London's most desirable locations. The property benefits from a beautiful shopfront offering strong visibility and natural light, ideal for attracting passing trade. The unit measures approximately 392 sq ft and features high ceilings, creating a bright and spacious feel throughout. It is offered in great condition, ready for immediate occupation, and includes a private toilet facility.

The space is suitable for a variety of uses (subject to the necessary consents), making it ideal for boutique retail, studio, office, beauty, or specialist service operators seeking a prime London presence. Located in a vibrant and affluent area with excellent transport links and strong footfall, this is a rare opportunity to secure a compact yet highly appealing commercial unit in Maida Vale.

**£18,000 Per Annum**