

**FABULOUS RETAIL OPPORTUNITY!**



# TO LET

W1U 5QD

**Office, Retail**

**856 sq ft**

(79.53 sq m)

A newly refurbished ground + fully usable lower ground retail property located on the junction of Paddington Street & Marylebone High Street

- Newly refurbished
- Prominent location
- Fully usable lower ground floor
- 3 phase power supply
- Great floor to ceiling height
- Fitted kitchen
- New WC
- No service charge
- Low business rates

# 3 Paddington Street, London, W1U 5QD

## Summary

Available Size	856 sq ft
Rent	£120,000 per annum
Rates Payable	£13,972 per annum estimated
Rateable Value	£28,000
Service Charge	N/A
Estate Charge	N/A
EPC Rating	D

## Description

This property is now formally released to the market after being occupied by a well known bookmakers for decades.

A refurbished retail property that suits a variety of differing occupiers under Class E and benefits from a generous 11.5 ft floor to ceiling height at ground floor and 8.3 ft at lower ground.

The lower ground is fully usable as ancillary sales or seating.

## Property Highlights / Amenities

- Build Status: Refurbished
- Shop Frontage (ft): 14
- Shop Frontage (inches): 7
- Shop Internal Depth (m): 8
- Shop Internal Width (m): 4.5

## Location

Located in a very prominent location and highly visible from Marylebone High Street.

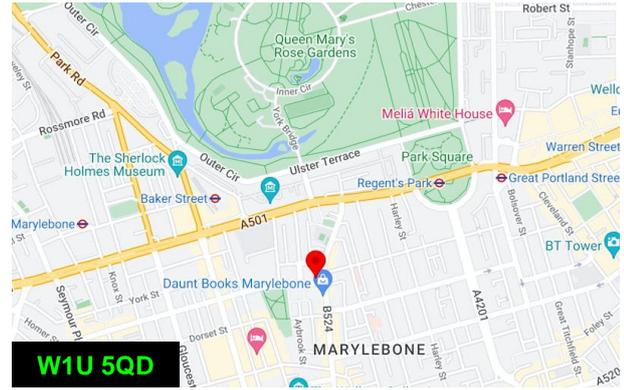
## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	509	47.29
Lower Ground	347	32.24
<b>Total</b>	<b>856</b>	<b>79.53</b>

## Terms

A new lease is available directly from The Landlord.



## Viewing & Further Information

David Shapiro



01234567890 | 07777777777

testing+446@kato.app