



# 31 CRAWFORD PLACE

MARYLEBONE, LONDON W1H 4LL

**TO LET**

**SELF-CONTAINED RESTAURANT/RETAIL OPPORTUNITY IN GREAT MARYLEBONE POSITION**

SUITABLE FOR OFFICES, RETAIL, MEDICAL & RESTAURANT ETC

**730 SQ. FT.**

**GROUND & LOWER GROUND FLOOR**

RIB

# DESCRIPTION

The premises is currently arranged as separate units but will be combined to provide a self-contained space following refurbishment. The property will be delivered in white box condition, offering flexibility for a range of occupiers.

The configuration is particularly well suited to restaurant use, which the landlord is open to considering, and they are willing to work with an incoming tenant on any necessary planning application for cooking extraction.

The property also benefits from a private rear courtyard measuring approximately 108 sq ft

# FINANCIALS

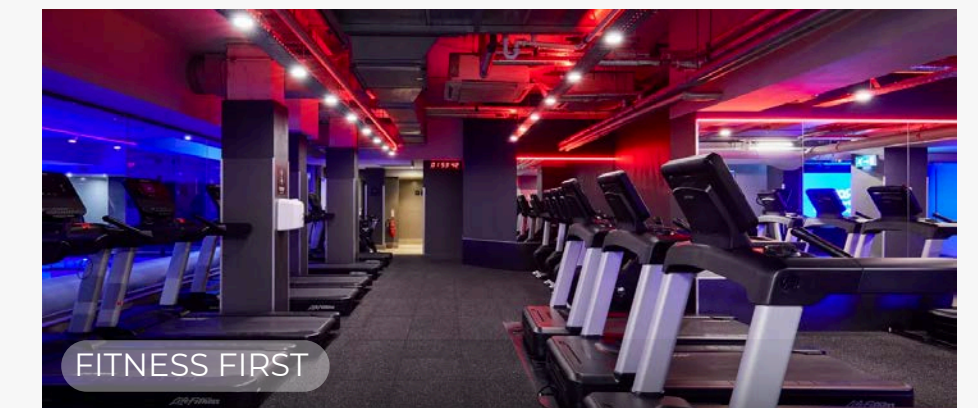
Floor	LOWER GROUND	GROUND	TOTAL
Size (sq. ft.)	367	363	730
Quoting Rent (p.a.) excl.			£55,000
Estimated Rates Payable (p.a.)			£9,805
Service Charge			TBC
<b>ESTIMATED OCCUPANCY COST (P. A.)</b>			<b>£64,805</b>

# LOCATION

31 Crawford Place is located in the heart of Marylebone, at the centre of London's West End.

Marylebone is bordered by Regent's Park to the north, Fitzrovia to the east, Mayfair to the south, and Paddington to the west. The area is celebrated for its distinctive mix of independent boutiques, acclaimed restaurants, and stylish hotels.

The property is situated on Crawford Place, just west of Gloucester Place and close to Edgware Road, offering excellent access to local amenities and transport links.





## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

122 E

## FLOOR PLANS

Available on request.

## VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

WWW.RIB.CO.UK

## FOR FURTHER INFORMATION CONTACT:

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ROBERT IRVING BURNS