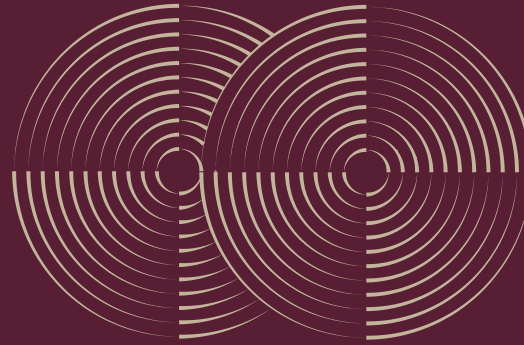




41 PADDINGTON ST

London W1U 4HN

To Let

Self-Contained Ground & Lower Ground Floor Premises

Suitable for Class E (Retail, Medical, Leisure etc)

RIB

ROBERT IRVING BURNS



Description

The premises currently trades as a retail beauty salon arranged over ground and lower ground floors. The ground floor is open plan and presented in excellent condition throughout. Both floors benefit from a comfort cooling system. The lower ground floor is configured to provide four treatment rooms together with a staff kitchen area.

Located in a prominent position on one of Marylebone's sought-after streets, 41 Paddington Street offers an exceptional opportunity for businesses seeking a high-footfall location. Surrounded by a vibrant mix of cafes, boutiques, and offices, the premises benefit from strong visibility and excellent exposure to both local residents and visitors.

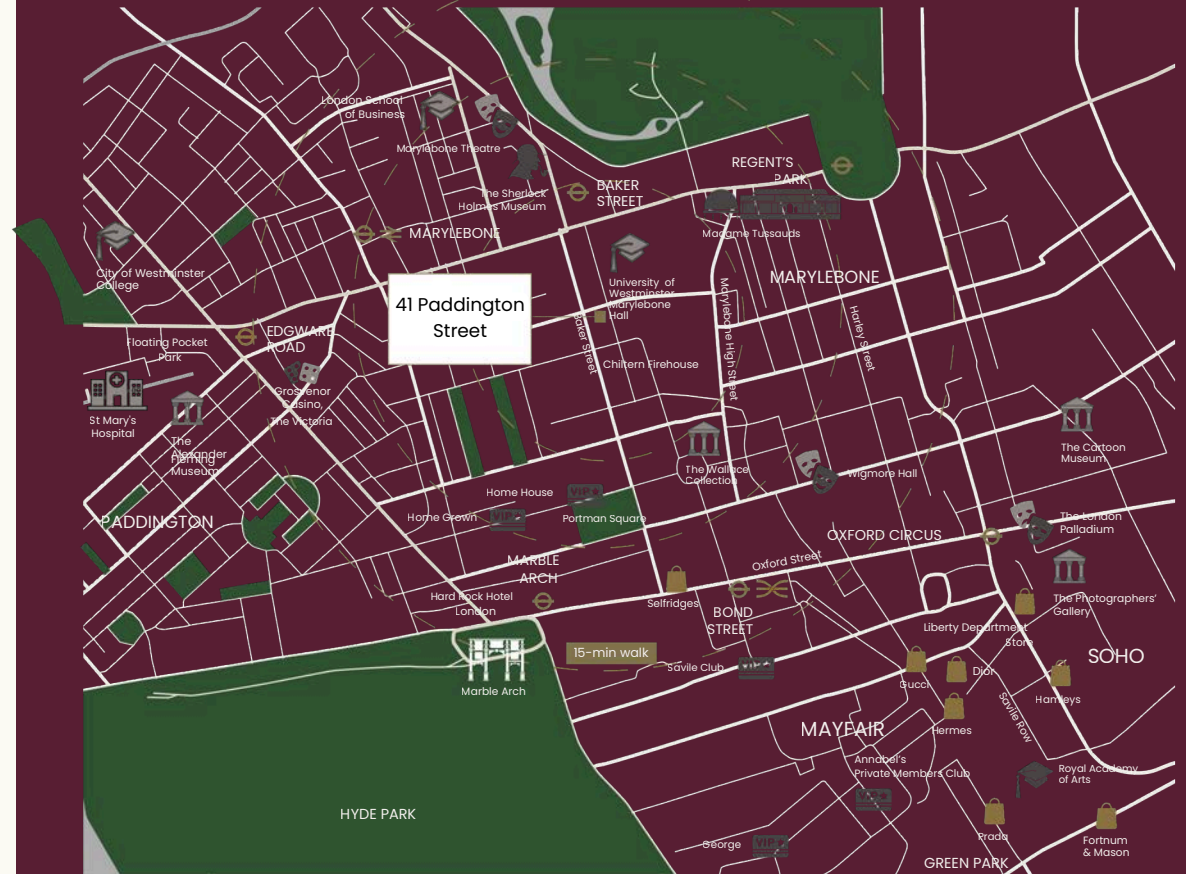
Ideal for retail, showroom, or service-based businesses looking to capitalise on the area's dynamic commercial environment.

LOCATION

41 Paddington Street is situated in the heart of Marylebone Village, a vibrant and affluent area just moments from Marylebone High Street. The location benefits from strong footfall and an attractive mix of independent boutiques, cafés, and lifestyle brands.

Notable nearby occupiers include The Conran Shop, Daunt Books, Le Pain Quotidien, The Natural Kitchen, and Waitrose. The area is popular with both local residents and visitors, offering a lively and established retail environment.

The property is well-connected by public transport, with Baker Street, Regent's Park, and Marylebone stations all within easy walking distance, providing quick links across Central London and beyond.





AMENITIES

- Prominent Location
- High Footfall
- Great Transport Links
- Security System
- Storage Space
- Comfort Cooling (not tested)
- Self-Contained
- Spot Lighting
- Vinyl Flooring
- Good Ceiling Height
- Staff Kitchen

PS.



P.S.



FLOOR BREAKDOWN

GROUND FLOOR	473 sq ft
LOWER GROUND FLOOR	713 sq ft

FINANCIALS

TOTAL SIZE (SQ.FT.)	1,186
QUOTING RENT (P.A.)	£75,000
ESTIMATED RATES PAYABLE (P.A.)	£18,962
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£93,962

PS.

FURTHER INFORMATION

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

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

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.

October 2025.

CONTACT US

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is stylized with vertical lines, and the 'B' has a unique, slightly irregular shape.

ROBERT IRVING BURNS