

one  
voice  
hospitality



**Manchester Street & George Street**  
City of Westminster, London

## 34 George Street, London, W1U 7DP

Prominent corner Marylebone restaurant opportunity with potential for outside dining.

<b>Tenure</b>	To Let
<b>Available Size</b>	2,308 sq ft / 214.42 sq m
<b>Rent</b>	£135,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Prominent hospitality unit arranged within a characterful building, benefiting from the opportunity for external seating. There is a fitted kitchen located in the basement with a teppanyaki bar and dining plus sushi bar and dining on the ground floor.

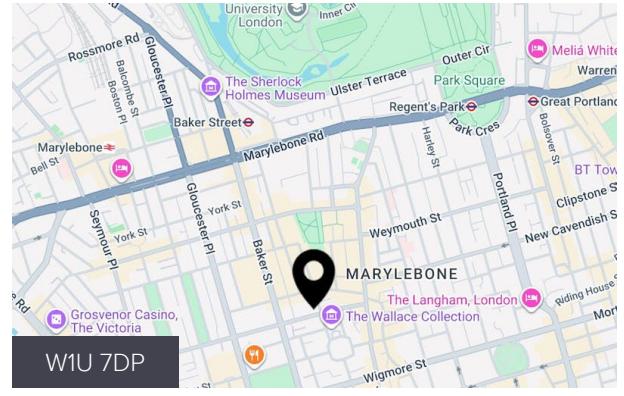
## Location

Positioned on George Street in the heart of Marylebone, a short walk from Oxford Street and Selfridges. The area is characterised by high-quality retail, offices and residential, with nearby operators including The Hart, Chiltern Firehouse, Lita and the wider Marylebone High Street offer.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	792	73.58	Available
Basement	1,516	140.84	Available
<b>Total</b>	<b>2,308</b>	<b>214.42</b>	



## Viewing & Further Information

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