



Crawford street
Marylebone, London, W1H

Marylebone Retail Unit

1,800 sq ft
(167.23 sq m)

- Sub- Lease outside the act - 5 years
- No Premium
- Heart of Marylebone

Crawford street, Marylebone, London, W1H

Summary

Available Size	1,800 sq ft
Rent	£75,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises are well-decorated and fitted out as a high end retail shop, The ground floor is the trading space for the shop, then in the basement is all back of house.

Location

Crawford street is a charming and well-situated road in Marylebone, Central London, known for its elegant period architecture, boutique shops, and inviting cafes. The area exudes a quintessentially London vibe, blending residential calm with the vibrant energy of nearby attractions like Marylebone High Street and Regent’s Park. The nearest tube station is Edgware Road (Circle, District, and Hammersmith & City lines), just a short walk away. Additionally, Marylebone Station (Bakerloo line and National Rail) and Baker Street Station (Jubilee, Bakerloo, Metropolitan, Hammersmith & City, and Circle lines) are also within close proximity, providing excellent transport links to the rest of London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	900	83.61
Basement	900	83.61
Total	1,800	167.22

Tenure

A new Sub Lease for a term of 5 Years outside of the Act.

Rent

£75,000 per annum exclusive.

VAT

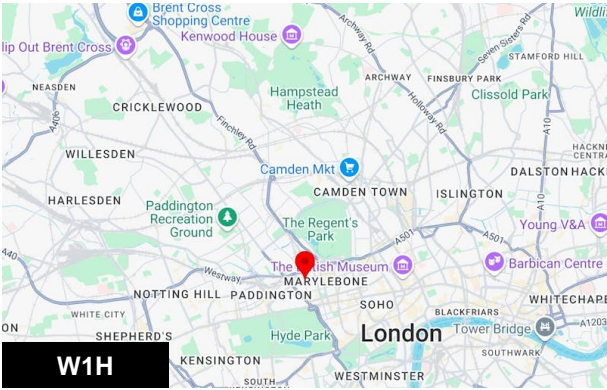
All prices quoted may be subject to VAT if applicable.

Confidentiality

This letting is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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