



28 Crawford Place

Marylebone, London, W1H 5NJ

**TO LET - Rarely available
retail opportunity arranged
over two floors and located
in the heart of Marylebone.**

897 sq ft

(83.33 sq m)

- Handsome period building.
- Striking retail frontage.
- Arranged across two floors.
- Fully self-contained.
- Strong nearby transport links.
- Available immediately.

28 Crawford Place, Marylebone, London, W1H 5NJ

Summary

Available Size	897 sq ft
Rent	£42,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (60)

Description

Winkworth Commercial are delighted to offer this spacious and super-flexible retail opportunity that enjoys a fantastic location at the gateway to Marylebone.

The premises has recently been occupied by a designer millinery business which has re-located due to expansion and therefore benefits from a recently installed and striking shop frontage with a series of flexible showroom spaces arranged over two floors. The property has now been lightly refurbished to present neutral décor throughout with 2 washrooms, a kitchenette, recently tanked vaults and a small patio to the rear.

Location

This is an unusually rare opportunity to secure a well-proportioned retail site situated upon the gateway from Paddington though to Marylebone Village. There are a number of well regarded destinations to include Basilico, Boxcar Bakery and Majestic with an additional strong emphasis on providers of private medical treatments further along the parade as it merges into Crawford Street.

Transport connections are superb with Edgware Road, Baker Street and Paddington underground stations all being a short walk away.

Terms

Rent: £42,500 per annum.

VAT: The Premises are not elected for VAT.

Business Rates: Rateable Value - £22,000 p/a

Rates Payable – c. £11,000 p/a

Local Authority: The London Borough of the City of Westminster.

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: Available Immediately. A new FRI lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

Legal Costs: Each party is to pay their own legal costs.



Viewing & Further Information



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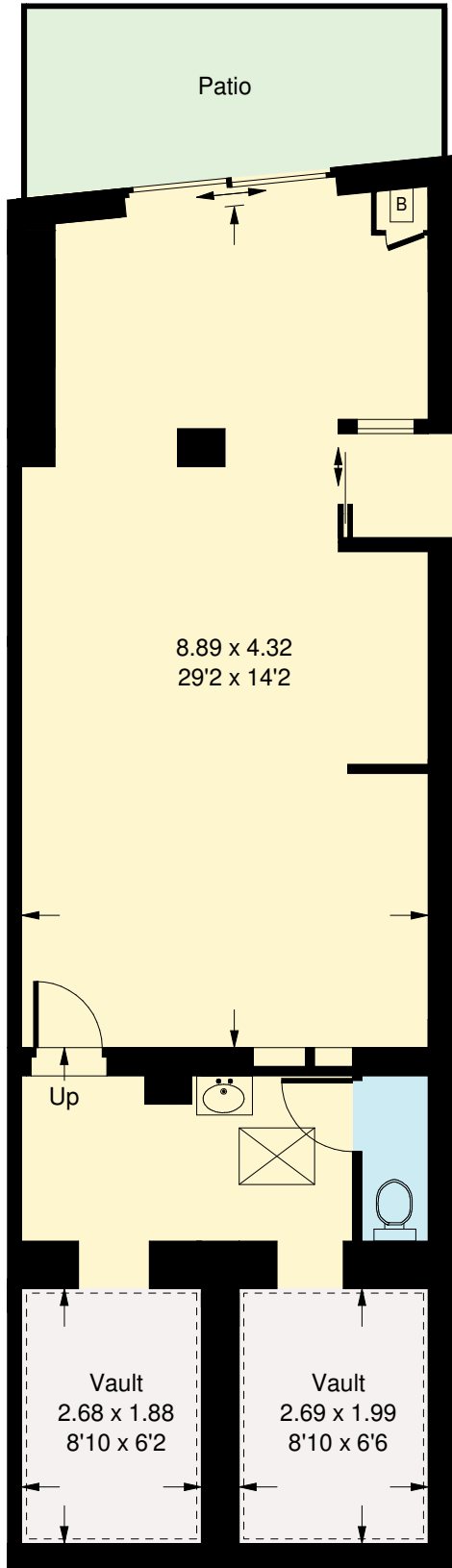
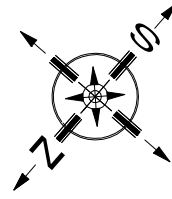
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Crawford Place, W1

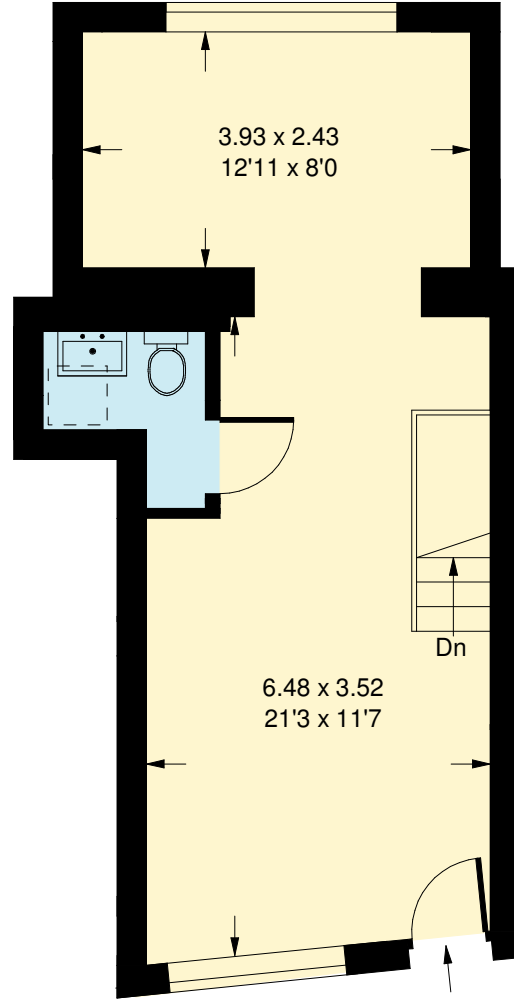
Approx. Gross Internal Area = 83.3 sq m / 897 sq ft

Vaults = 11.6 sq m / 125 sq ft


Total = 94.9 sq m / 1022 sq ft



Basement



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.