

Prime⁺ Retail

To Let

LONDON NW1

Station Approach, 6 Baker St,
Marylebone Road

Prime Kiosk Opportunity

Location

The unit is situated in an prominent trading position fronting Marylebone Road, close to the busy intersection with Baker Street, whilst being located adjacent to Baker Street Underground Station (Bakerloo, Hammersmith & City, Jubilee, Circle, Metropolitan Line). Baker Street Underground station is within the top 10% for passenger footfall with 28m+ journeys per year.

Madame Tussauds, London Zoo and Regents Park and within short walking distance, whilst nearby occupiers include Five Guys, Pret, Vodafone and Dunkin Donuts.

An extract from the street plan is attached upon which the premises has been highlighted.

Accommodation

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:-

| | | |
|--------------|-----------|-----------|
| Ground Floor | 12.5 sq m | 135 sq ft |
|--------------|-----------|-----------|

Terms

An assignment of the existing lease expiring 7th June 2026, without further review, at a current passing rental of £42,000 per annum exclusive.

Incentives

Available upon request.



Rates

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC will be commissioned, and a copy can be provided upon request.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

Joel Berg
joel@prime-retail.com
07950 320 978

