

PRIME TREBLE FRONTED PREMISES TO LET

**2-3 BAKER STREET,
LONDON W1**

**Short / long term opportunity
“white-box” condition**

LOCATION

The premises are located in a prime position on the west side of Baker Street, close to its junction with Portman Square.

Operators close by include Kuwait Airways, Zen Pharmacy, Bluthner Pianos, Hydrafacial, Co-op, Kobox, Joe & The Juice and Pret a Manger.

ACCOMMODATION

The premises are arranged on ground floor only, offering the following approximate areas:

Ground Floor 2,900 sq/ft

*The premises will be handed over in a “white-box” condition, immediately suitable for trade.

LEASE

A new sub-lease can be made available for a term to expire in October 2026.

Alternatively, a new lease may be available. Further details on request.

RENT

On Application.

USE

The premises falls within Class E of the Use Classes Order.



RATES

Rateable Value 23/24	£111,500
Rate Payable 23/24	£57,088 per annum

New tenants may benefit from rates relief (75% discount) for 2024/2025. Interested parties are advised to make their own enquiries with the Local Authority.

TIMING

Immediate.

EPC

Available on request.

LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

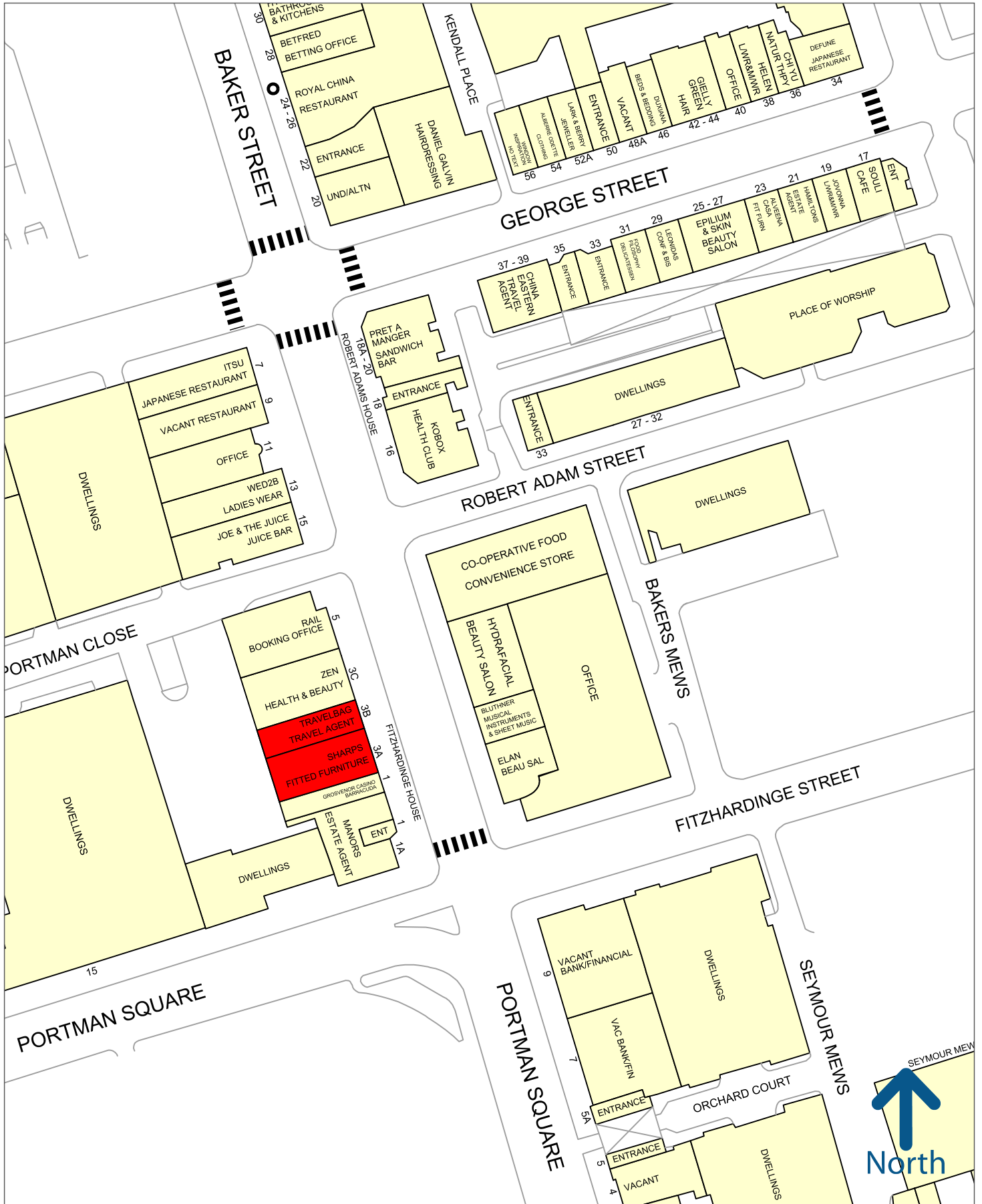
VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

Tel: 07900 217 624



50 metres

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Experian Goad Plan Created: 29/02/2024
Created By: Blanchflower Lloyd Baxter

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