

TO LET

JOHN D WOOD

73 Baker Street, London, W1

GROUND FLOOR RETAIL UNIT - circa 1,075 sq ft



LOCATION

The property is located on the west side of Baker Street, close to the intersection with Dorset Street.

Nearby traders include Holland and Barrett, Pure, Tesco, and Reubens.

The property is well served by public transport with Baker Street Underground Station (Jubilee, Bakerloo, Metropolitan, Hammersmith & City and Circle Lines) within approximately 5 minutes' walk and numerous bus routes passing along Baker Street.

DESCRIPTION

The premises are arranged over the ground floor with the following approximate net internal floor areas:

Ground floor (approx):

| | | |
|--------------|-------------------|--------------------|
| Sales area | 99.87 sq m | 1,075 sq ft |
| Total | 99.87 sq m | 1,075 sq ft |

The previous tenanted operated a clinic and the unit is currently split into a number of small treatment rooms with built in sinks. The existing partitions can be removed to create an open plan unit.

EPC

Energy Rating - C

LEGALS

Each party is to be responsible for their own legal costs.

RATES AND SERVICE CHARGE

Rateable value for the property from the 1st April 2023 onwards is believed to be £64,000 with the rates payable of circa £32,768

Interested parties should make their own enquiries and confirm.

Service charge is to be confirmed.

Highlights

- No premiums
- Excellent transport links
- High footfall
- Class E use
- New lease
- Available now

TERMS

Asking rent - £65,000 pa

Rates payable - approx £32,768

The unit is available by way of a new lease directly from the freeholder.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact:

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