

6 Nottingham Street |
London | W1U 5EJ

Self Contained Ground & Lower Ground
Office/Retail Unit |

Just Off Marylebone High Street



Key features

- Available immediately
- Contemporary design
- Wooden flooring
- Class E, suitable for a variety of uses

6 Nottingham Street | London | W1U 5EJ

Location

The property is located on the north side of Nottingham Street on the junction with Old Guy Place, just a stone's throw away from Marylebone High Street. Local underground stations include Baker Street (Bakerloo, Circle, Hammersmith, Jubilee and Metropolitan) and Marylebone (Bakerloo).

Description

The property comprises self contained ground and lower ground class E space suitable for a variety of uses including retail, office, studio and medical practice. The ground floor benefits from good natural lighting and is fitted to a modern standard with wooden flooring as well as kitchen and WCs. The lower ground floor is self contained and fitted to a similar standard. It features wooden wall panelling and tiled flooring.

Accommodation

The property has the following approximate floor areas:

Ground floor		49.98 Sq.m		538 Sq.ft
Lower ground floor		96.25 Sq.m		1,036 Sq.ft
TOTAL		146.23 Sq.m		1,574 Sq.ft

Tenure

The premises are available by way of an assignment of the existing lease for a term of 10 years commencing May 2023, with the next rent review in May 2028. Further details upon request.

Rent

£67,500 per annum exclusive.

Terms

Offers invited.

EPC

Further details available upon request. C 64.

Rates

The Rateable Value from April 2024 is £55,000.

For rates payable please refer to the Local Charging Authority, City of Westminster - 0343 178 2743.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

Ben Ross

07729 075734

ben.ross@brasierfreeth.com

Mark Segal

07764 247875

mark.segal@brasierfreeth.com

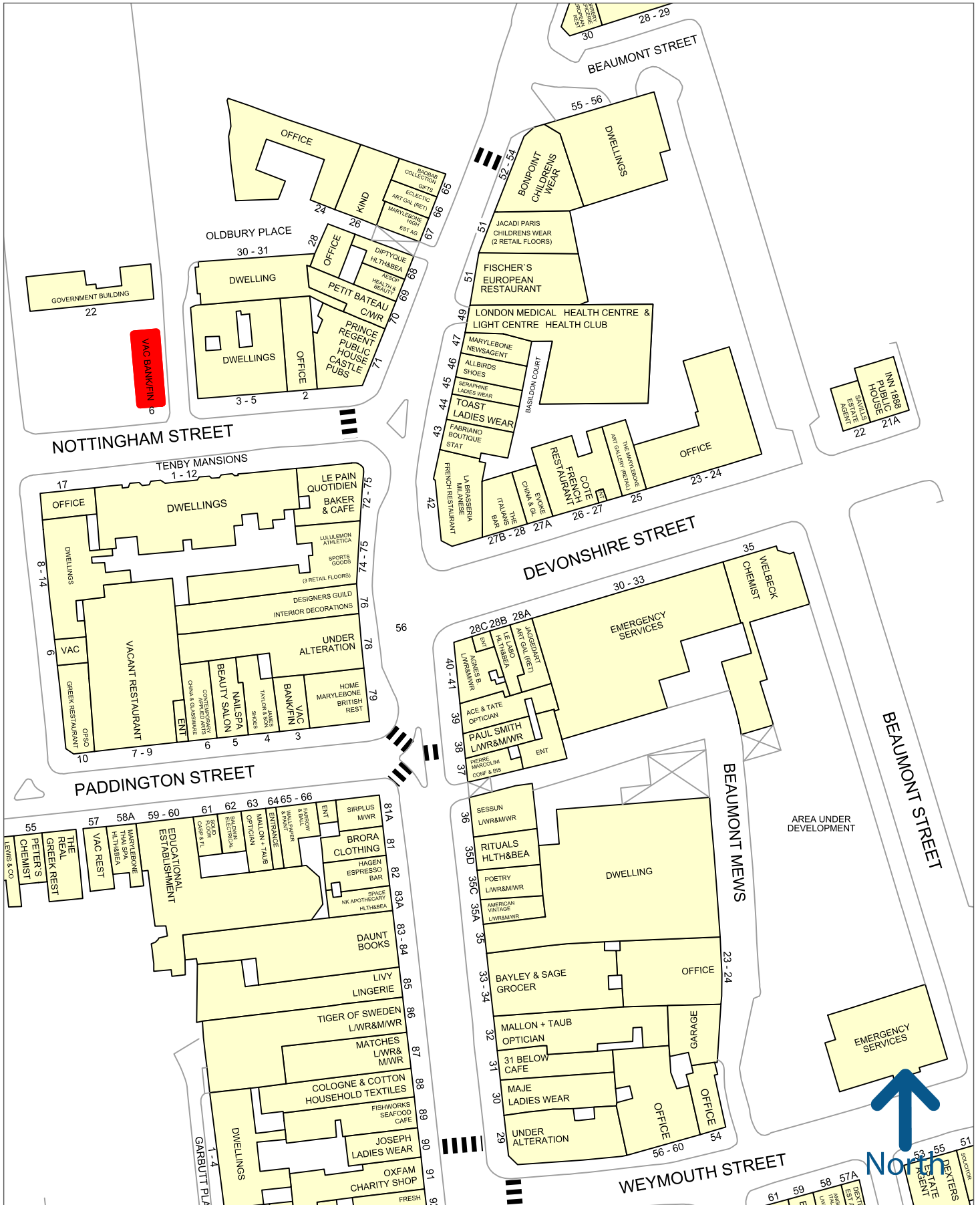
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee;

Brasier Freeth is a RCS-regulated firm and is subject to the RCS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

Experian Goad Plan Created: 19/03/2024
Created By: Brasier Freeth

Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885



For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com