



LOCATION

The property occupies a prominent position on Marylebone High Street. Nearby retailers include **BA&SH, Fursac, Bimba Y Lola, Sandro, Monica Vinader, Claude Pierlot, The Kooples, Luca Faloni,** and **The White Company.**

TENURE

The premises are available by way of an assignment of the existing leases, due to expire in June 2025. The leases are contracted inside of the Security of Tenure Provision of the Landlord and Tenant Act 1954.

PASSING RENT

Circa. £373,500 per annum exclusive.

LEGAL COSTS

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

EPC

C(58) A copy of the energy performance certificate is available upon request

Accommodation

Ground	2,164 sq ft	201.0 sq m
Basement	2,181 sq ft	202.6 sq m
Total	4,344 sq ft	403.6 sq m

10 Marylebone High Street:

Rateable Value (2023)	£218,000
Rates Payable (2023/24)	£115,976

3 Marylebone Street:

Rateable Value (2023)	£37,500
Rates Payable (2023/24)	£18,712.50

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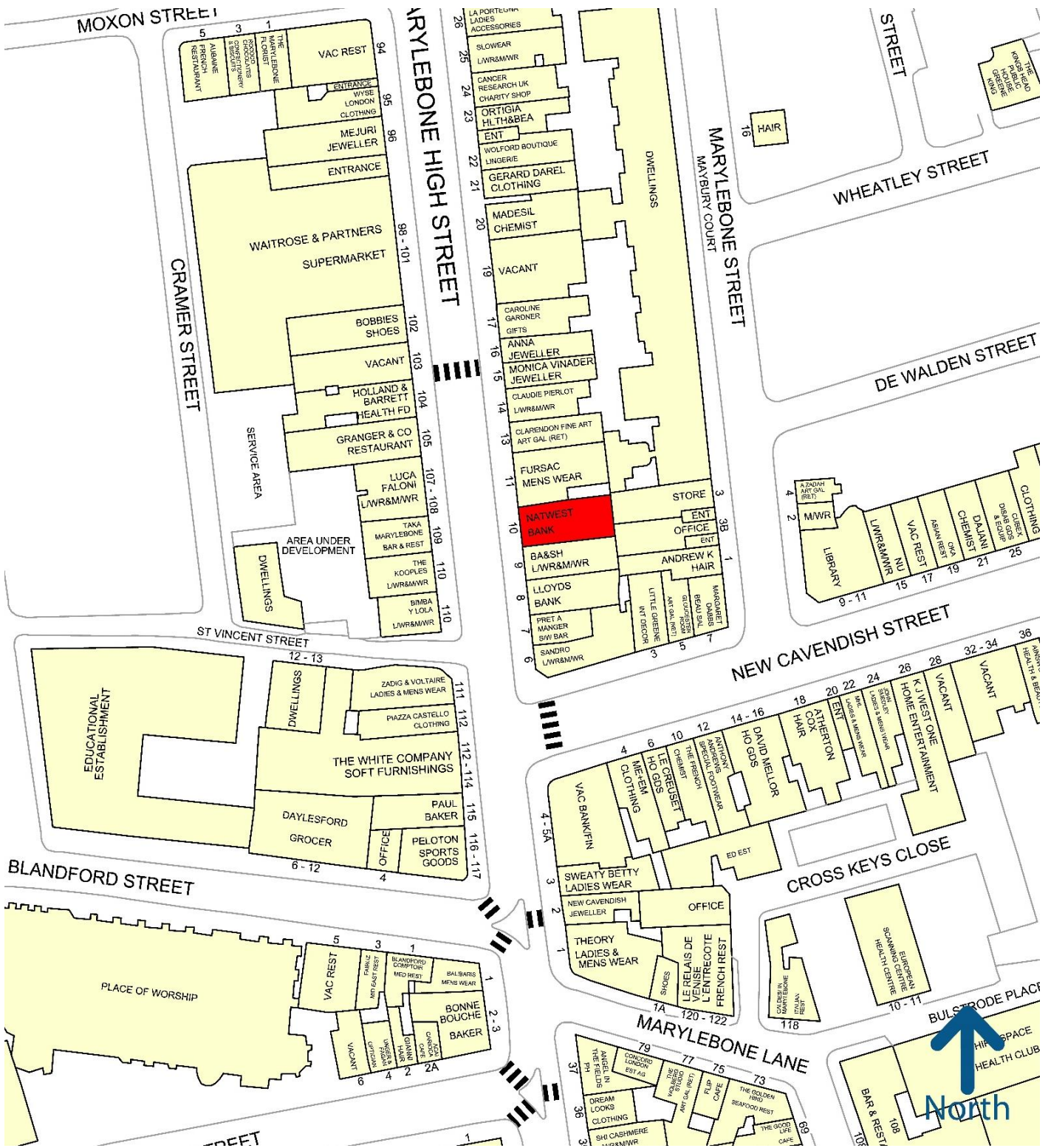
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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1939

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Regulated by the Royal Institution of Chartered Surveyors.

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