



112 CRAWFORD STREET LONDON W1H 2JF

TO LET

SELF-CONTAINED PREMISES IN THE HEART OF MARYLEBONE

SUITABLE FOR BUSINESS CLASS E
(RETAIL, MEDICAL, OFFICES, CLINICAL, ETC.)

**GROUND FLOOR & LOWER GROUND
598 SQ FT**

RIB

ROBERT IRVING BURNS

LOCATION

The property is located in the heart of Marylebone along Crawford Street, between the junction of Upper Montague Street and Gloucester Place.

The location benefits from easy access to a variety of amenities and excellent transport links.

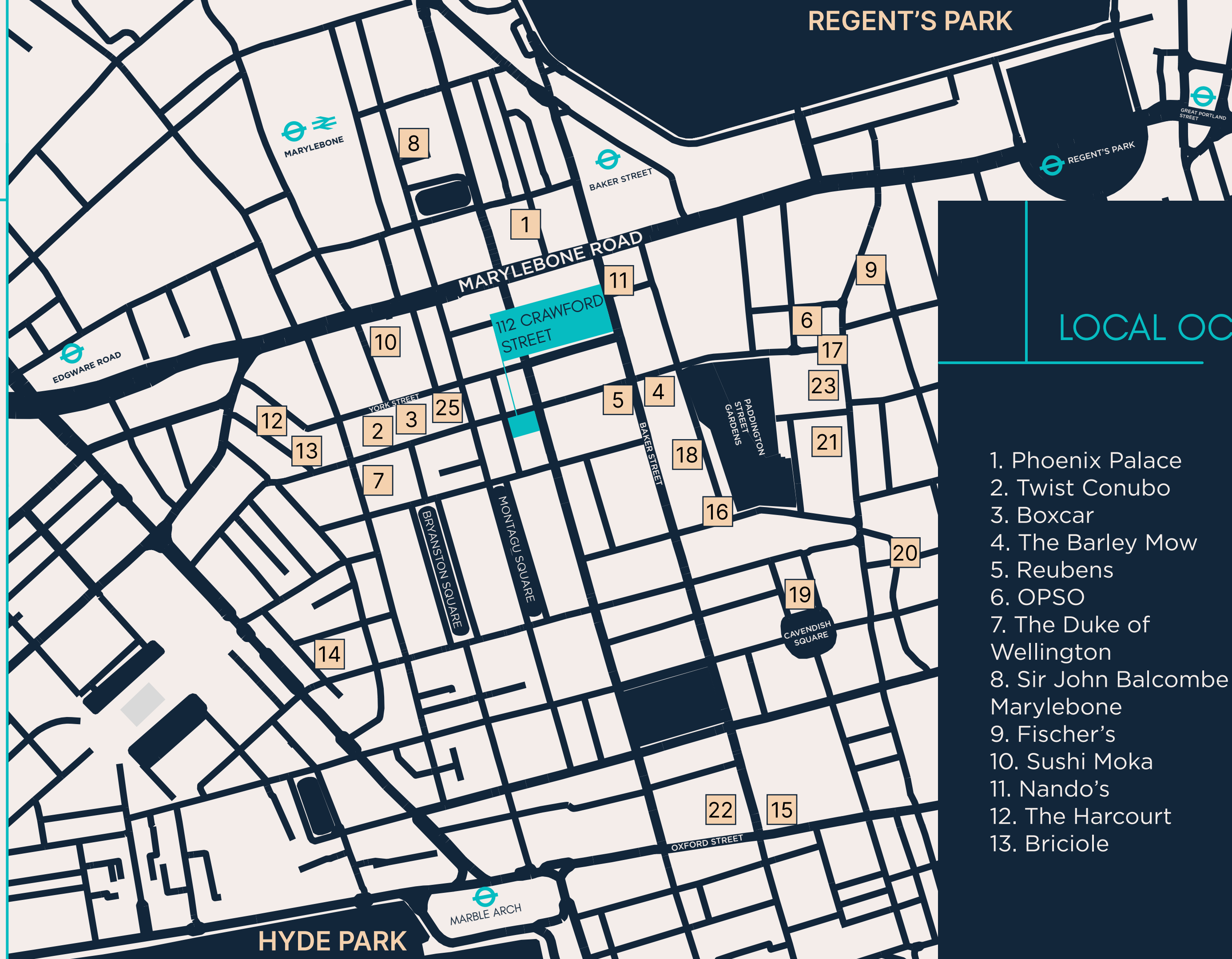
Marylebone is a well sought after neighbourhood where many vibrant occupiers can be found. The premises is surrounded by a mix of local establishments and well-known landmarks.



W1 | MARYLEBONE



REGENT'S PARK



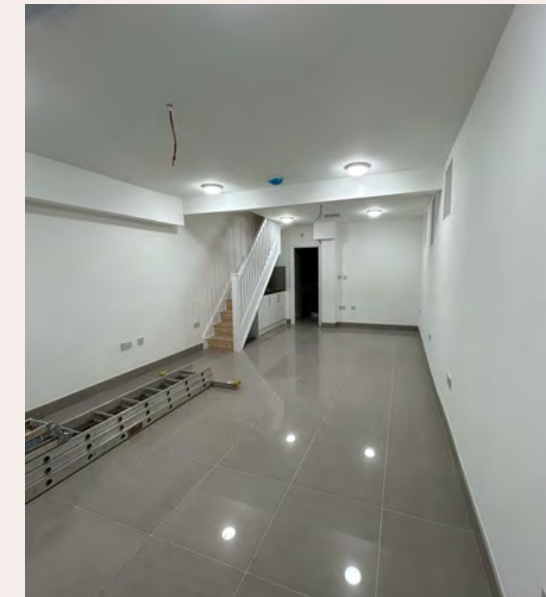
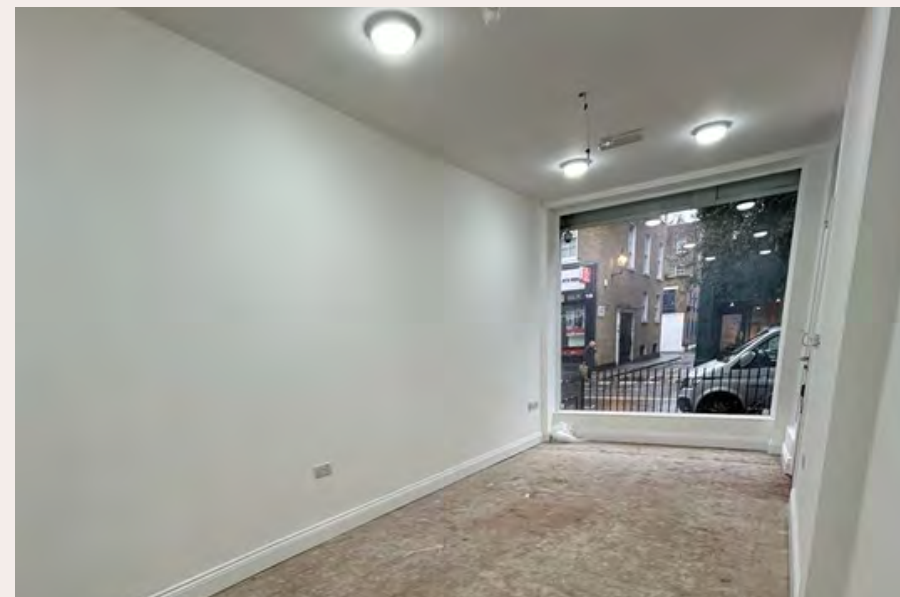
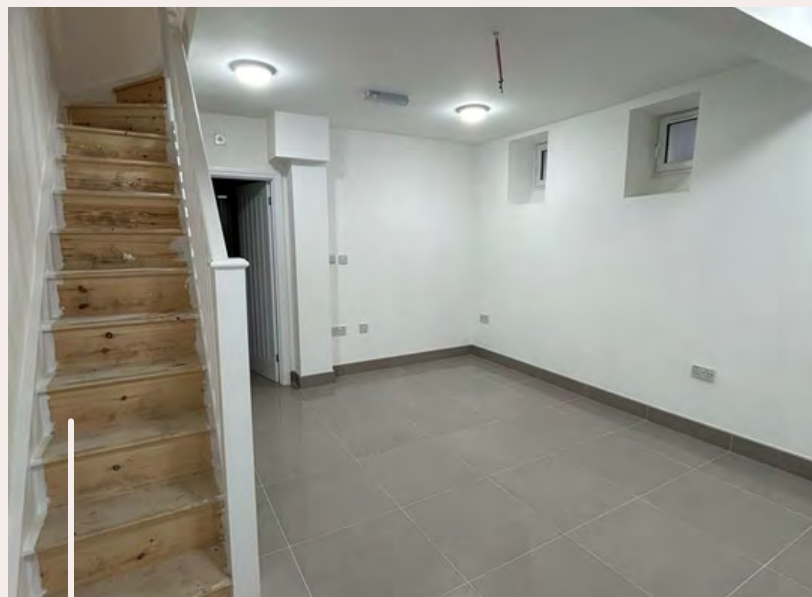
LOCAL OCCUPIERS & AMENITIES

- 1. Phoenix Palace
- 2. Twist Conubo
- 3. Boxcar
- 4. The Barley Mow
- 5. Reubens
- 6. OPSO
- 7. The Duke of Wellington
- 8. Sir John Balcombe Marylebone
- 9. Fischer's
- 10. Sushi Moka
- 11. Nando's
- 12. The Harcourt
- 13. Briciole
- 14. Marriott Hotel
- 15. Selfridges
- 16. The Monocle Café
- 17. Carlotta
- 18. Chiltern Firehouse
- 19. The Wallace Collection
- 20. The Ivy Cafe
- 21. Waitrose
- 22. Marks and Spencer's
- 23. Daunt Books
- 24. McGlashans Interiors
- 25. TotallySwedish
- 26. Majestic Wine



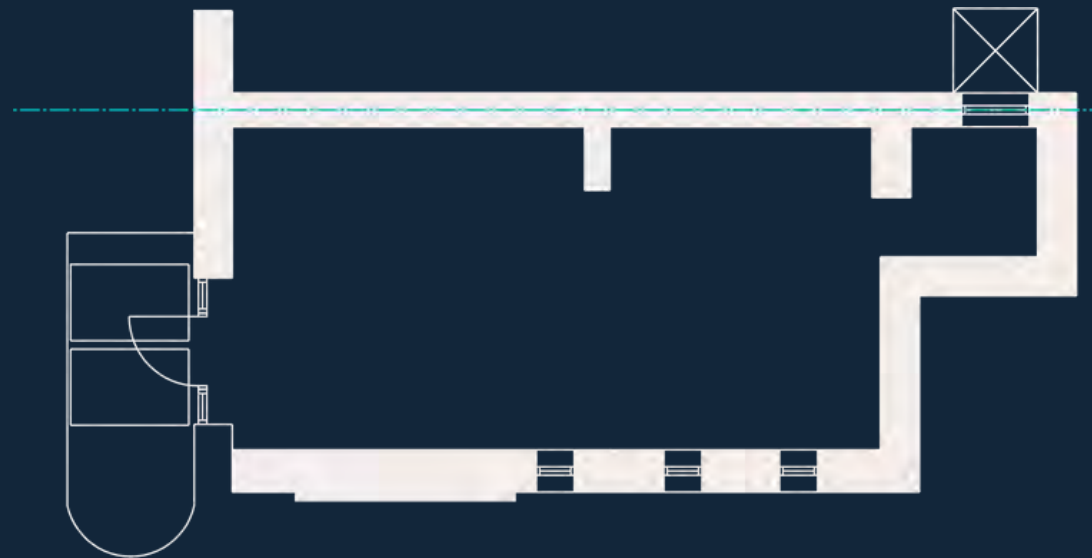
DESCRIPTION

The unit is self-contained arranged of ground & lower ground, benefiting from two WC's, shower, tea point, external staircase and a wide shop frontage.

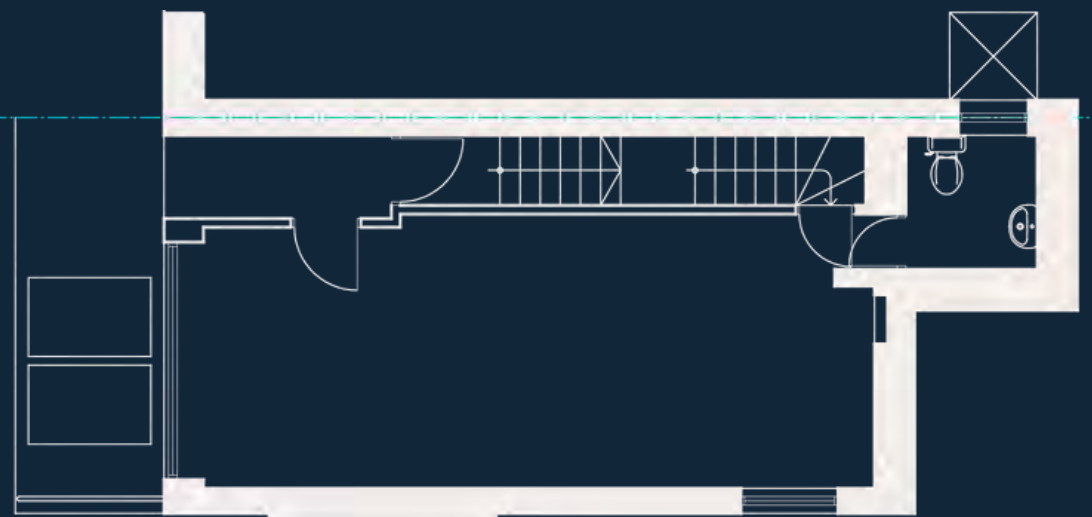


FLOOR PLANS

Not to scale.



Lower Ground Floor 328 sq.ft



Ground Floor 270 sq.ft

FINANCIALS

Area	Lower Ground & Ground Floor
Total Size (sq.ft.)	598
Quoting Rent (p.a.) excl.	£50,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£11,203
Estimated Occupancy Cost excl. (p.a.)	£61,203

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

VAT

TBC

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. Misrepresentation Act 1967.
October 2023

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