

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



TO LET

SUPERB PRIME MARYLEBONE CLASS E PREMISES



79 MARYLEBONE LANE, W1

FACING MARYLEBONE HIGH STREET

755 sq ft/70 sq m

LOCATION

The property is prominently located on the south side of Marylebone Lane at its junction with Marylebone High Street thus clearly visible from the High Street.

The street benefits from the enhanced shared road/pedestrianised paving which has vastly improved the retail experience forming part of Howard De Walden's investment linking Wigmore Street with Marylebone High Street. It is a much sought-after location with a wide variety of high-quality dynamic retailers and restaurants close by including a number of independent brands. Nearby traders include le Relais de Venise L'Entrecote, Ottolenghi and Caldesi with the unit facing Howard De Walden's redevelopment of One Marylebone High Street.

ACCOMMODATION

The property comprises a ground floor and basement premises enjoying a disproportionately large frontage of almost 25 ft and having the following approximate total floor areas:

Ground floor	375 sq ft
Basement floor	295 sq ft
Kitchen	40 sq ft
Vault (low height)	45 sq ft
TOTAL	755 sq ft

The unit benefits from a frontage of almost 25 ft.

AMENITIES

- * Superb premises in prominent, much sought-after location
- * Class E use
- * Excellent ancillary basement space
- * Vibrant semi pedestrianised street

LEASE

New lease on terms by arrangement

RENT

Guiding £85,000.00 per annum exclusive.

RATES

RV £59,000.00

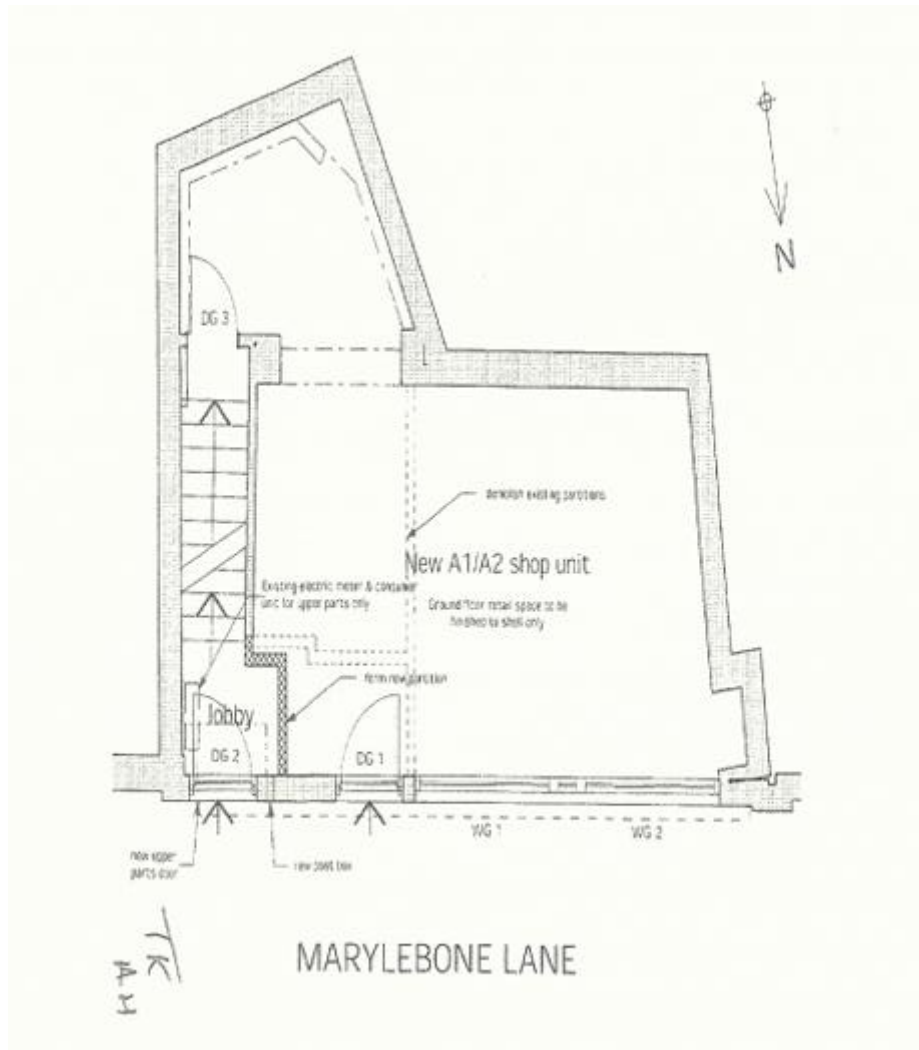
LEGAL COSTS

Each party to be responsible for their own legal costs.

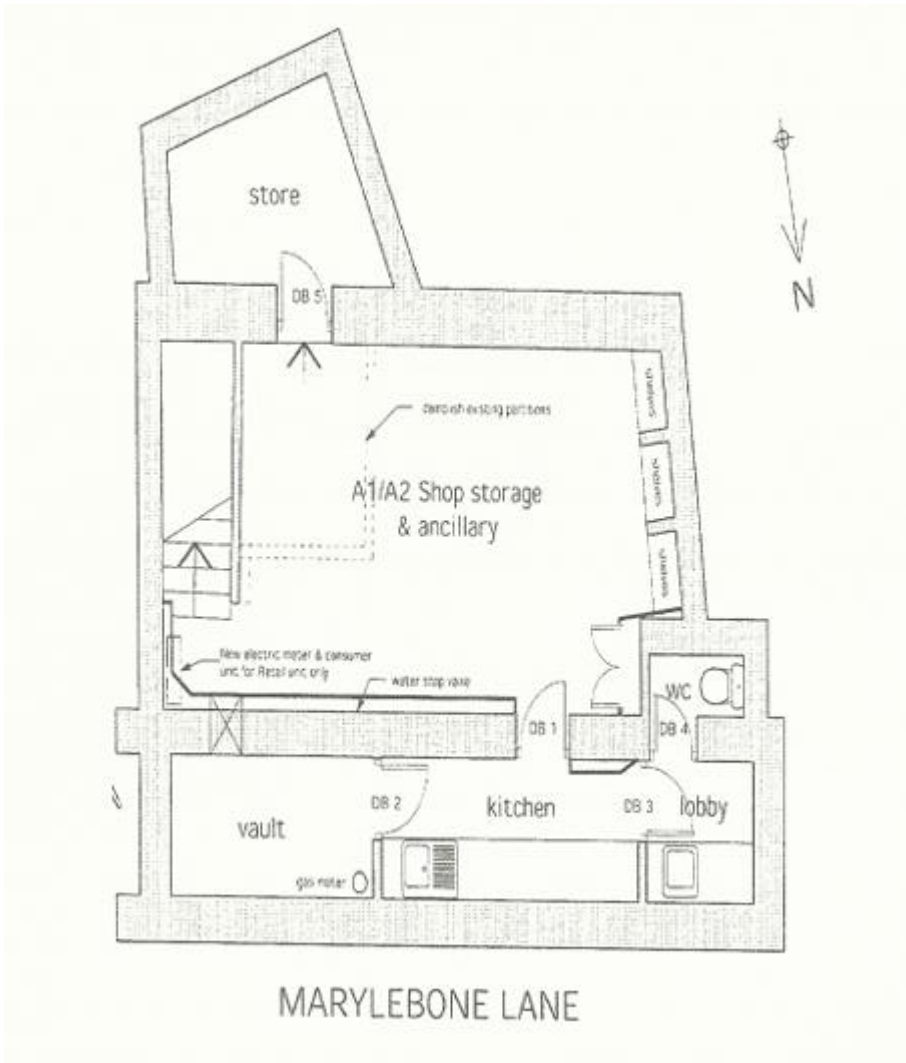
VIEWING

By appointment through sole agents

Daniel Isaacs
Wiltshire Daniels
020 7529 5559
dbi@wiltshiredaniels.com



Ground floor Plan



Basement plan

1.26