

TO LET  
RETAIL

 GRAHAM  
SIBBALD



MOLYNEUX STREET  
MARYLEBONE

- Desirable location on 23 Molyneux Street, Marylebone
- Glazed frontage
- Recently Refurbished
- Use class E
- NIA 706 sq. ft approx.

## LOCATION

Well-positioned retail unit on Molyneux Street is located at the southern end of Molyneux Street, with Harrowby Street to the south and Crawford Place to the north. The subject property is well served by Edgware Road Underground (0.3 miles), Marylebone Station (0.4 miles) and Paddington Station (0.6 miles).

## DESCRIPTION

The property comprises a self-contained retail unit arranged over ground and lower ground floors, offering accommodation suitable for a range of occupiers across different sectors. The unit has been refurbished and presents good decorative order throughout. Both floors benefit from good lighting throughout, are fitted with air conditioning and are finished with laminate timber flooring. The ground floor has a tea point, and the lower ground floor has a fitted kitchenette and W.C. Each floor is accessible via a separate entrance, as the two floors are not connected internally. The lower ground floor is accessed via an external staircase.

The property benefits from mains gas, electricity, water and drainage.



## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Net Internal Area:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	30.76	331
Basement	34.80	375
<b>Total</b>	<b>65.6</b>	<b>706</b>
Area ITZA	30.35	328

## RATEABLE VALUE

This property has a rateable value of £28,250  
Small Business Rate multiplier: 0.499 in the £  
Estimated rates payable: £14,097 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

## TENURE

A new Lease on Full Repairing and Insuring terms.



## QUOTING RENT

£40,000 per annum exclusive

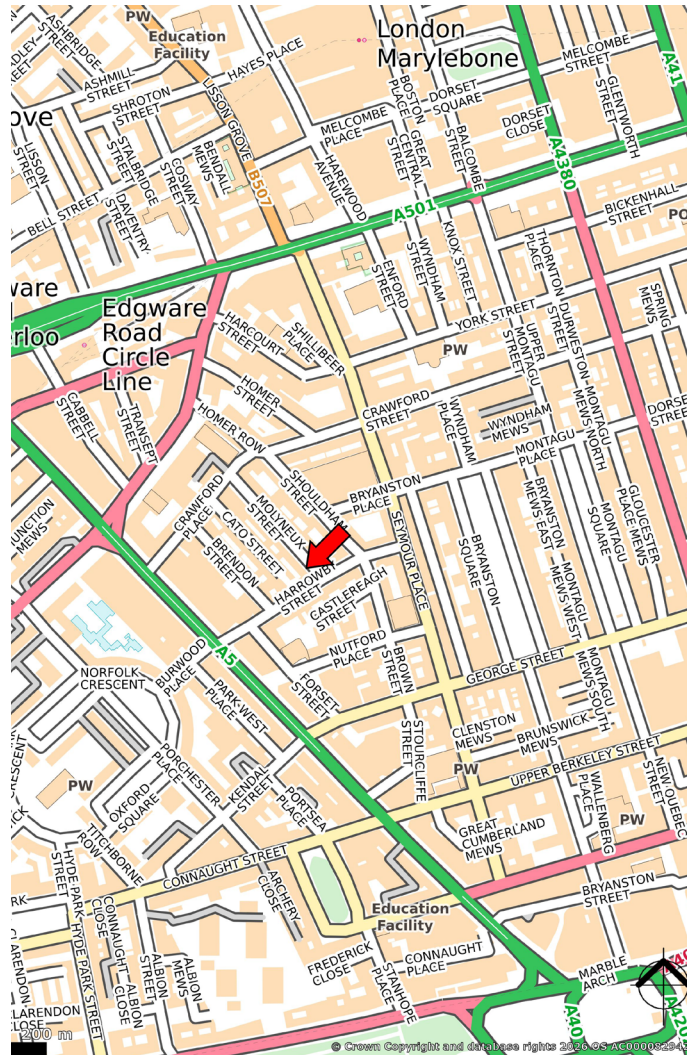
## EPC

Available upon request.



## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT may be applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:



**KYLE NICHOLLS**  
Chartered Surveyor

kyle.nicholls@g-s.co.uk  
07810 602 853



**BILLY ROBINSON**  
Graduate Surveyor

billy.robinson@g-s.co.uk  
07471 533 559

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.