

201 Baker Street, NW1 6UY

LOCATION

The subject property sits opposite Baker Street tube station, in London's West End.

The property occupies a prominent position on the centre of the block. Adjacent and nearby retailers include Subway, Boots, Pret A Manger and Taco Bell.

TERM

The property is available on a new FRI lease for a term to be agreed with five yearly upward only reviews.

ACCOMMODATION

The property is arranged over one floor, providing the following net internal areas:

| | | |
|---------------|---------------|-------------|
| Ground | 640.5 sq. ft. | 59.5 sq. m. |
| Total | 640.5 sq. ft. | 59.5 sq. m. |

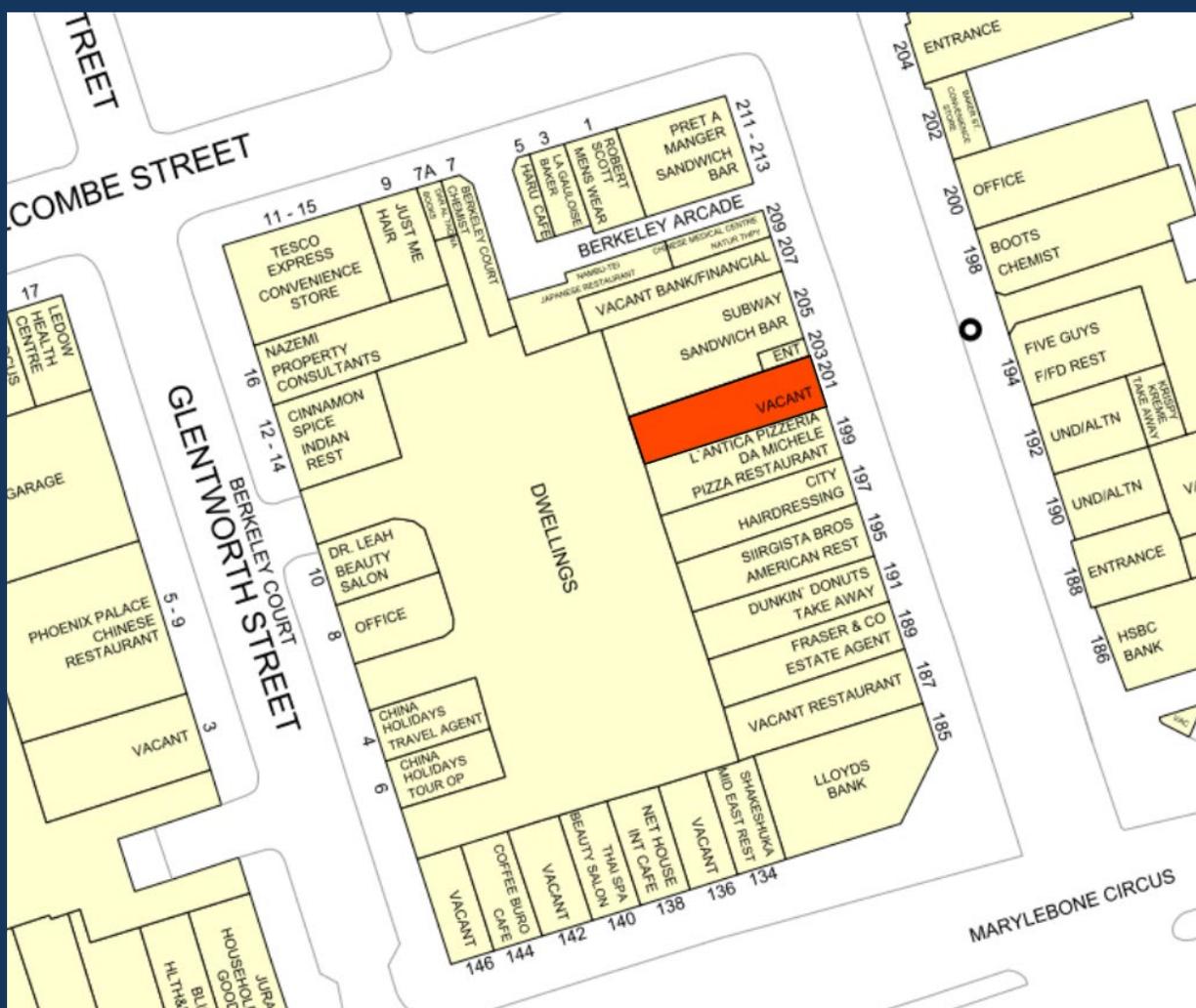
RENT

Further details on request.

EPC Certificate available on request

Each party is responsible for its own legal costs incurred in any transaction.





RATES

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable value: £46,500

Rates payable: £23,761

Interested parties are advised to verify figures with the local authority.

For further information please contact retained agents:

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