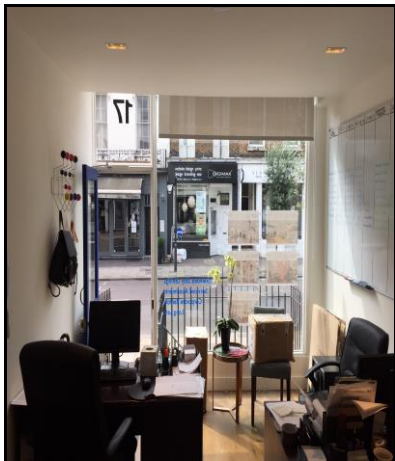


MARYLEBONE VILLAGE

No. 17 CRAWFORD STREET LONDON W1



Situated on the north side of Crawford Street and to the west of Gloucester Place, in the heart of the village with its unique mix of independent boutiques, cafes, galleries and restaurants and surrounded by an affluent residential area. Adjoining neighbours include **Cube Gallery**, **Another Country** home furnishings, **Mc Glashan's** interiors, **Charles Burnand** design, **Hegron de Carle** home furnishings and **Perfumer H**.



ACCOMMODATION & USE

Arranged on the ground floor with railings to the exterior. The unit has recently been fitted out to a very high standard by the freeholder to include air conditioning, inset LED ceiling lighting, a light oak hardwood floor and window blinds. To the rear is a fully fitted kitchen with dishwasher, fridge and electric hob. There is a single WC and basin.

The approximate floor area is 225 sq ft (20.90 m²)

The current use is as A1 Retail but consideration would be given for an A2 office use subject to the necessary planning consents.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed and held outside the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

To give the prospective tenant certainty, the landlord is prepared to agree a fixed service charge arrangement to cover the maintenance of the exterior of the building and those areas not demised to the tenant.

RENT

£20,000 per annum exclusive. No premium.

Note. We understand VAT is not payable on the rent.

BUSINESS RATES

The new rateable value for 2017/2018 is £13,750. This attracts small business relief. All interested parties should verify this with the City of Westminster.

ENERGY PERFORMANCE CERTIFICATE

Rating F and available on request.

For further information and to view please contact the sole agents
Dowd & Company Chartered Surveyors.



Kevin Dowd 020 7636 7411 (M) 07778 357 205 kevindowd@dowdandco.com

The above information is believed to be correct and is given in good faith but is intended as guidance only and its accuracy is not guaranteed. It does not form any part of an offer or contract. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. September 2017.