



ROBERT IRVING BURNS



# 23 MOLYNEUX STREET

LONDON, W1H 5HJ

**TO LET**

SELF-CONTAINED PREMISES IN MARYLEBONE

SUITABLE FOR CLASS E  
(RETAIL, MEDICAL, LEISURE ETC.)

GROUND & LOWER GROUND FLOOR  
770 SQ.FT



## Description

Comprising of the ground and lower ground floors, this self contained unit would be well suited to number of occupiers from different sectors, that would be able to capitalise on the surrounding residential population. The property was recently refurbished and is well lit throughout, both naturally and also from the new track lights.

The unit was recently occupied by a bridal company and benefits from A/C units on both floors and also fitted kitchenette/tea points.

The spaces are both fitted with timber laminate flooring and there are WCs on each floor.



# Specification

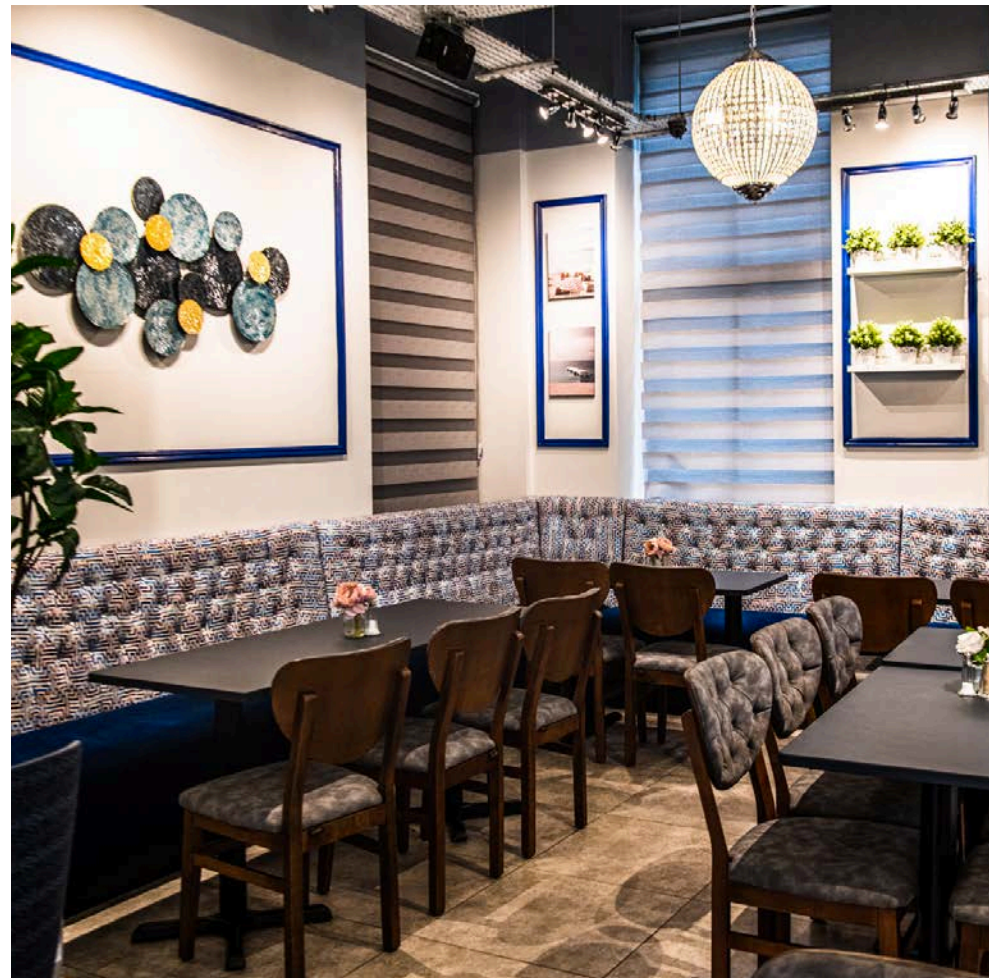
- Good Window Frontage
- Self-contained
- Fitted Kitchenette/Tea Point (Both Floors)
- Track Lighting
- A/C (Not Tested)
- Excellent Natural Light (Ground Floor)
- Laminate Flooring
- 2x WC's



## Location



Briciole



Taste of Lahore



London Marriott Hotel Marble Arch



Lord Wargrave

## Location

[GOOGLE MAPS LINK](#)

Located in the affluent heart of Marylebone's residential district on Molyneux Street. It is easily accessible via rail links with Edgware Road Underground (0.3 miles), Marylebone Station (0.4 miles) & Paddington Station (0.6 miles).

23 MOLYNEUX STREET

RIB

## Accommodation

Net Internal Area

Lower Ground & Ground Floor 71.5 SQM/ 770 SQFT

Floor	Lower Ground & Ground
Total Size (sq.ft.)	770
Quoting Rent (p.a.) excl.	£40,000
Service Charge (p.a.)	TBC
Estimated Rates Payable (p.a.)	£12,849
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£52,849</b>

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 Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

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. July 2024



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## CONTACT US

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