

# HEREFORD HR1 2AA

## 10/11 HIGH TOWN

**PRIME SHOP TO LET – AVAILABLE SPRING 2023**



6 Duke Street  
Marylebone  
London W1U 3EN

### LOCATION

The recently refurbished premises occupy a prime trading location within pedestrianised High Town almost midway between the Maylord Shopping Centre entrance and Widemarsh Street. **O2** and **Mountain Warehouse** are immediately adjacent with **Costa Coffee**, **Holland & Barrett**, **JD Sports**, & **Marks & Spencer** in close proximity.

An extract from the street plan is attached upon which the property is highlighted.



### ACCOMMODATION

The property is to be sub-divided and can provide the following:

Gross Frontage	30 ft 0 in	9.14 m
Internal Width	27 ft 3 in	8.30 m
Ground Floor	2,038 sq ft	189.3 sq m
Basement	1,508 sq ft	140.1 sq m

### LISTED

We understand that part of the building is Grade II Listed. Interested parties should make their own enquires to verify this information.

### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation to include upward only rent reviews at 5 yearly intervals. Rental offers in excess of **£50,000 per annum exclusive** are sought.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### RATES

To be reassessed following subdivision works.

Interested parties should make their own enquiries

### PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

### EPC

An EPC has been commissioned and is available upon request.

### VIEWING

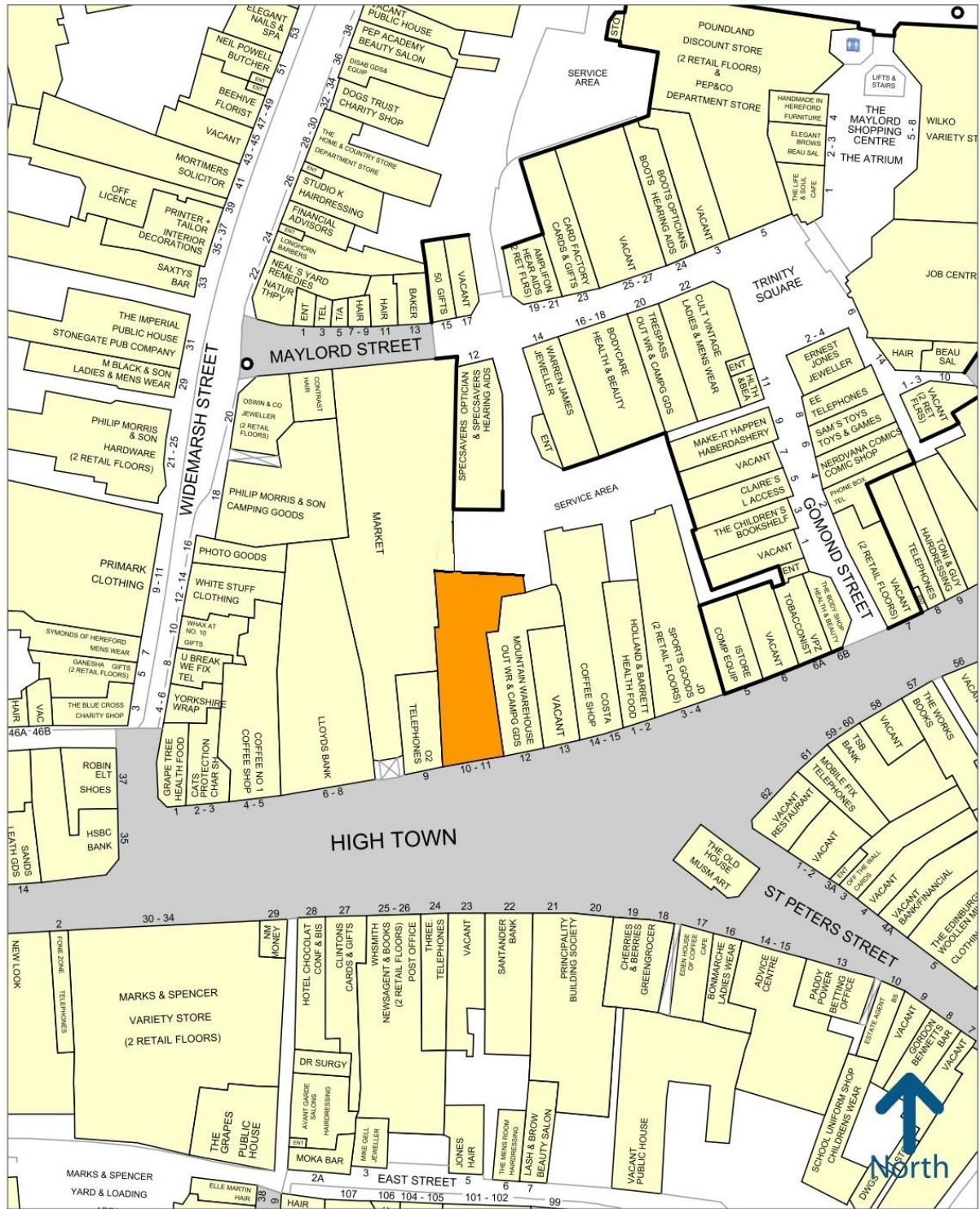
For further information, including plan or arrangement to inspect, please contact the sole agents:

Tim Hance

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**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 18/08/2022  
Created By: HRH Retail

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