

TONBRIDGE TN9 1SD

51 HIGH STREET

PRIME SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Occupying a prime trading location in High Street close to **WH Smith, Poundland, Starbucks, Peacocks, Boots Opticians and Greggs.**

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

ACCOMMODATION

The property is arranged on ground floor only comprising the following approximate net internal floor areas and dimensions:

Gross Frontage	22 ft 8 in	6.90 m
Net Frontage	20 ft 4 in	6.19 m
Internal Width	20 ft 9 in	6.32 m
Shop Depth	52 ft 2 in	15.9 m
Ground Floor Sales	816 sq ft	75.8 sq m

LEASE

The property is available on a new full repairing and insuring lease for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals. A commencing rent of **£27,500 pax** is sought.

PLANNING

The property falls under Class E (a).

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value (April 2023)	£29,750
Small Business Multiplier	49.9p
Rates Payable 2023/24	£14,845.25p

Interested parties should make their own enquiries to verify this information.

EPC

The property has an Energy Performance Asset Rating of B-41. A copy of the EPC is available upon request.

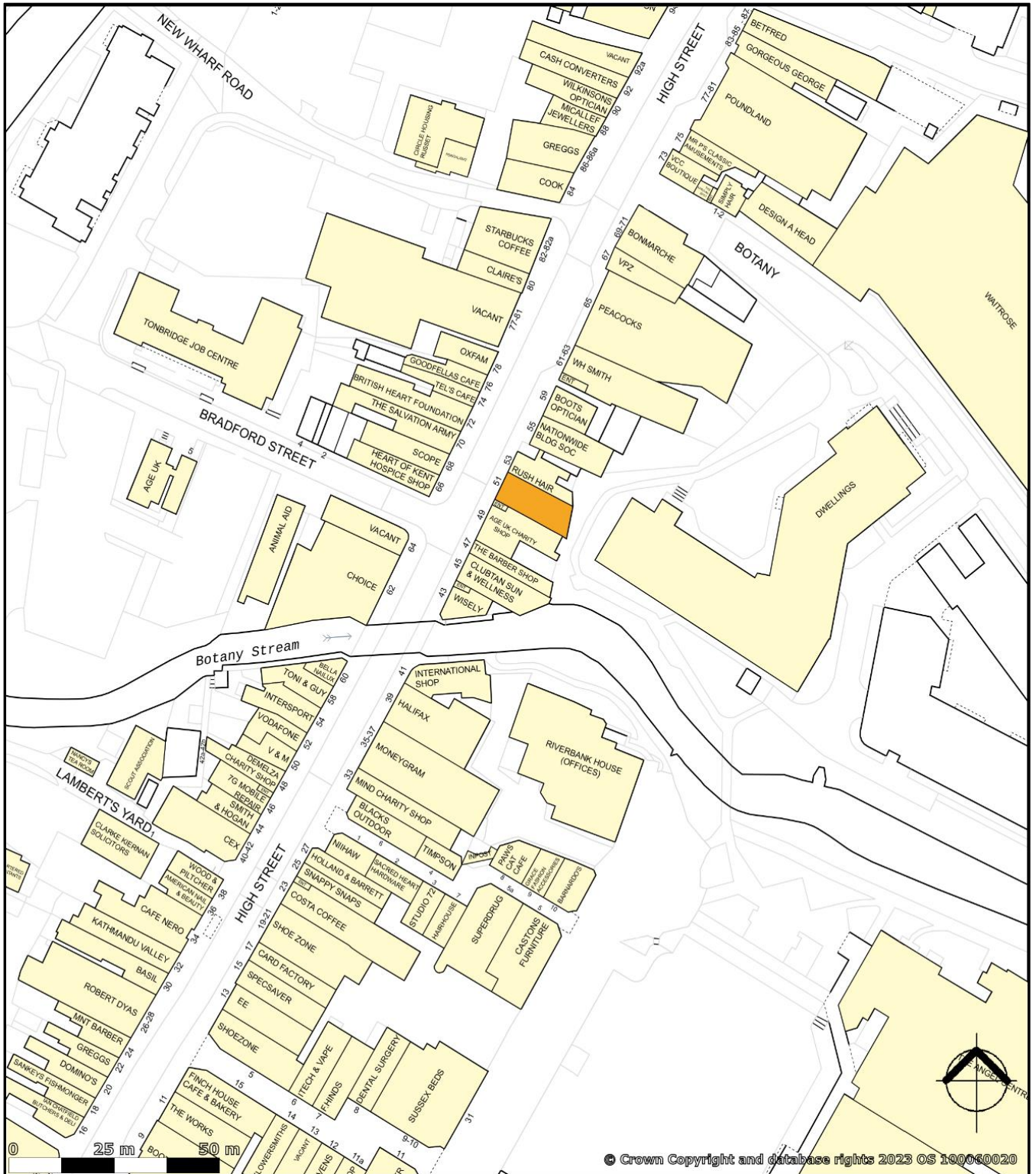
VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

tim@hrhretail.com



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Plotted Scale - 1:1,250

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