

# BARROW IN FURNESS LA14 1RU Retail

## 48/50 DUKE STREET

### MSU TO LET

6 Duke Street  
Marylebone  
London W1U 3EN

#### LOCATION

Occupying a prominent retailing position in the town centre being opposite the Town Hall and adjacent to The Forum and Market Hall.

The Portland Walk Shopping Centre is adjacent. Multiple retailers/occupiers nearby include **New Look, JD Sports, Boots, Card Factory** and **Waterstones**.

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

#### ACCOMMODATION

The property offers modern, well configured retail space arranged on ground, first, mezzanine and second floors. The following approximate dimensions and floor areas (GIA) are applicable:

Gross Frontage (inc splay)	91' 3"	27.8 m
Internal Width (min)	84' 3"	25.7 m
Shop Depth	134' 0"	40.8 m
Ground Floor Sales	12,734 sq ft	1,183 sq m
First Floor Sales	12,939 sq ft	1,202 sq m
Mezzanine Area	108 sq ft	10 sq m
Second Floor Area	7,513 sq ft	698 sq m
<b>Total Area</b>	<b>33,294 sq ft</b>	<b>3,093 sq m</b>

#### LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at 5 yearly intervals. Rental offers in excess of **£75,000 per annum exclusive** are sought.

#### LEGAL COSTS

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

**SUBJECT TO CONTRACT  
& VACANT POSSESSION**



#### RATES

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

Rateable Value (April 2023)	£123,000
Business Multiplier	51.2p
Rates Payable (2023/24)	£62,976

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

#### EPC

The property has an Energy Performance Asset Rating of B-33. A copy of the EPC is available upon request.

#### VIEWING

For further information or arrangements to inspect, please contact the sole agents:

Tim Hance

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