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 |
| Total Area | 33,294 sq ft | 3,093 sq m |

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 020 7908 7031 tim@hrhretail.com

020 7499 5399 / hrhretail.com





Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or ommission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.