

56 BLANDFORD STREET

LONDON, W1U 7JA

A RARE OPPORTUNITY TO ACQUIRE A PROMINENT LEASEHOLD PUBLIC HOUSE ON THE CORNER OF BLANDFORD STREET
AND CHILTERN STREET IN THE HEART OF MARYLEBONE WITHIN LONDON'S WEST END





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LONDON W1U

THE OPPORTUNITY

- ❑ Leasehold public house in the heart of Marylebone on The Portman Estate
- ❑ Prime location on the corner of Blandford Street and Chiltern Street next door to the iconic Chiltern Firehouse hotel and restaurant
- ❑ Short walking distance from Baker Street and Marylebone High Street offering a variety of shops, cafes, bars, pubs and restaurants
- ❑ Substantial property arranged over basement, ground and three upper floors extending to 4,791 sq ft
- ❑ Rental offers in excess of £150,000 per annum
- ❑ Available by way of a new free of tie lease
- ❑ [Google Link](#)



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LOCATION

Located in the heart of London's West End in the neighbourhood of Marylebone, which is known as an affluent and vibrant residential, retail and leisure community. The surrounding area benefits from a wide range of shops, restaurants, hotels and public houses with an emphasis on independent operators.

Marylebone benefits from a wide variety of readily available underground station links including Baker Street (Bakerloo, Hammersmith & City, Circle, Metropolitan and Jubilee lines), Bond street (Jubilee, Central and Elizabeth lines) as well as national rail connections from Marylebone's mainline station seeing heavy commuter and tourist footfall.



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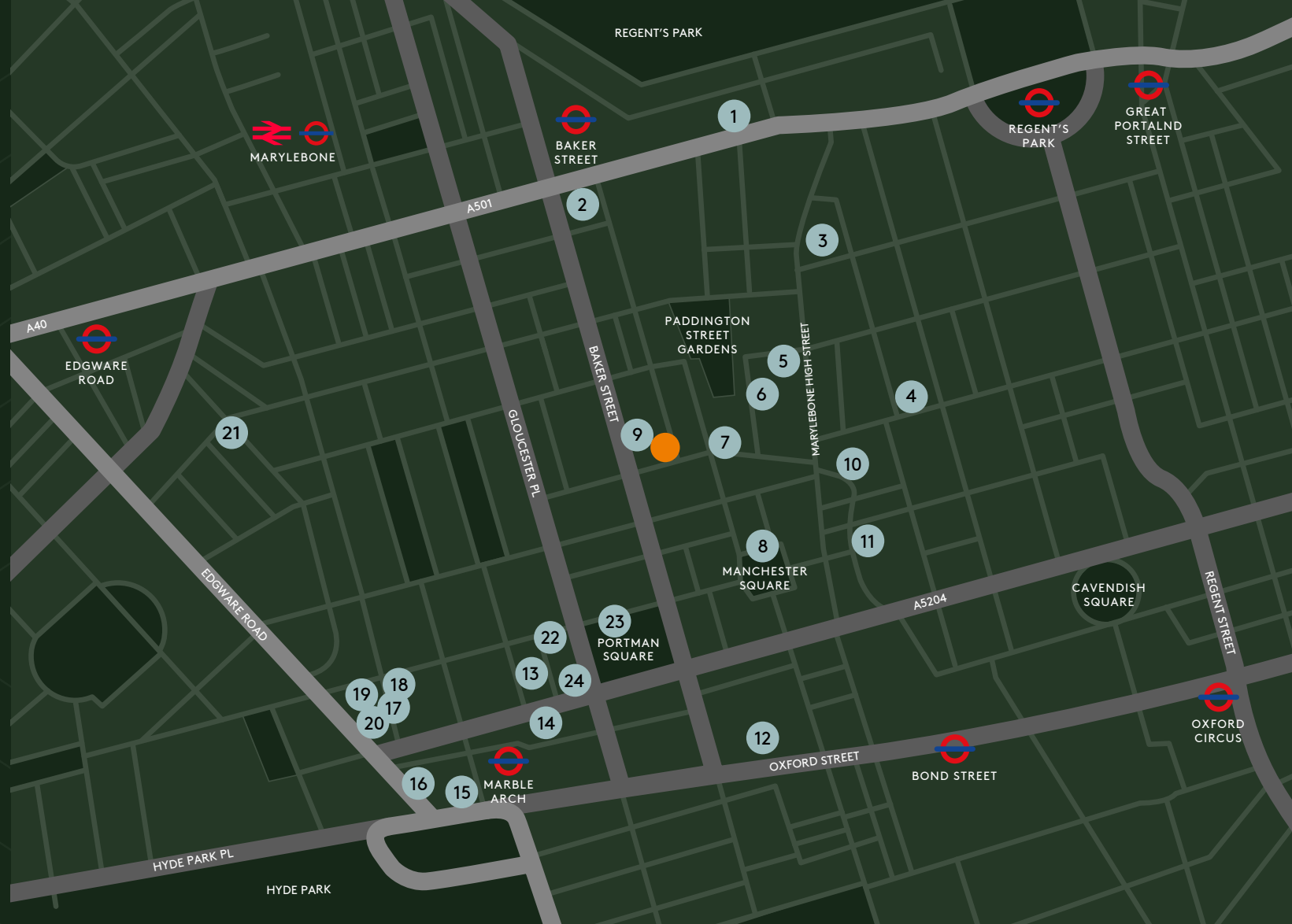
SITUATION

The property occupies a prominent corner position fronting both Blandford Street and Chiltern Street in the heart of Portman Marylebone which is a dynamic neighbourhood in central London curated by the Portman Estate.

It's a community with distinct character and culture – home to an unrivalled selection of established and independent brands, amenities and unique experiences, amongst stunning Georgian backdrops and modern architecture.

It's a foodie haven, with a unique and culturally diverse range of restaurants, cafés and coffee shops all within a stone's throw of each other.

Discover our area map and directory here www.portmanmarylebone.com



● 56 Blandford Street

1 Madame Tussauds

2 The Globe

3 Carlotta

4 The Cavendish

5 The Marylebone

6 The Gunmakers

7 Clarette

8 The Wallace Collection

9 Chiltern Firehouse

10 Le Relais de Venise L'Entrecote

11 The Coach Makers Arms

12 Selfridges

13 The Grazing Goat

14 KOL

15 Moco Museum (Coming Soon)

16 Frameless

17 The Carpenters Arms

18 The Portman

19 ULI

20 Lurra

21 The Larrick

22 Nobu Hotel London Portman Square

23 Home House

24 Hyatt Regency London - The Churchill



DESCRIPTION

56 Blandford Street is a four storey end of terrace property of brick construction with rendered and exposed brick elevations beneath a pitched tiled roof with parapet wall.

ACCOMMODATION

GROUND FLOOR

Customer trading area with a central bar servery and seating on a variety of loose tables and chairs.

BASEMENT

The basement comprises a cellar, wine store, office and general stores.

FIRST

Private dining room, commercial kitchen
and customer WC's are located at this level.

SECOND

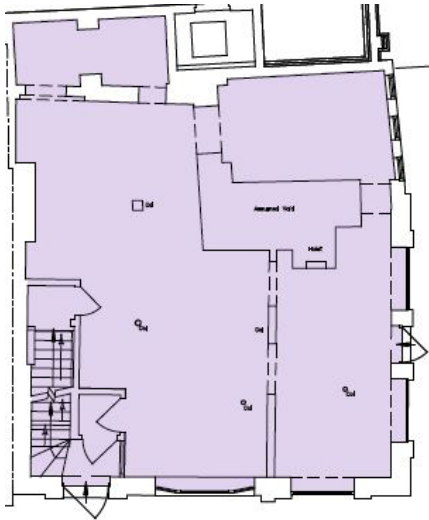
Domestic kitchen, lounge and two further rooms.

THIRD

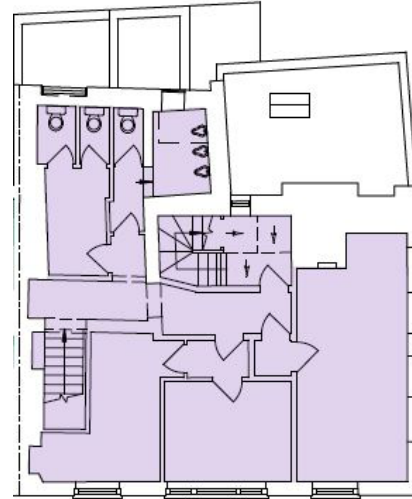
Two double bedrooms, bathroom, WC and
a boiler room.



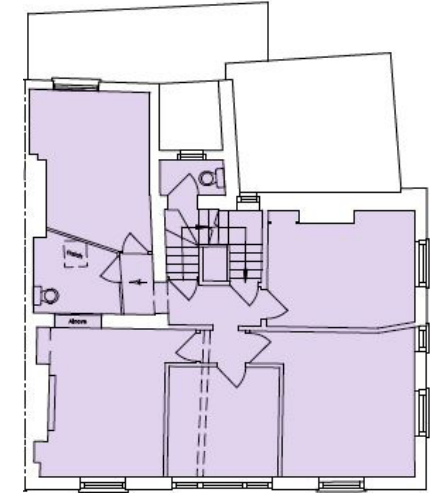
GROUND



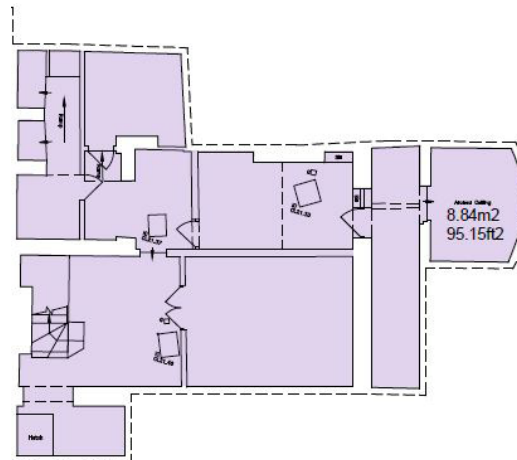
FIRST



SECOND



BASEMENT



THIRD

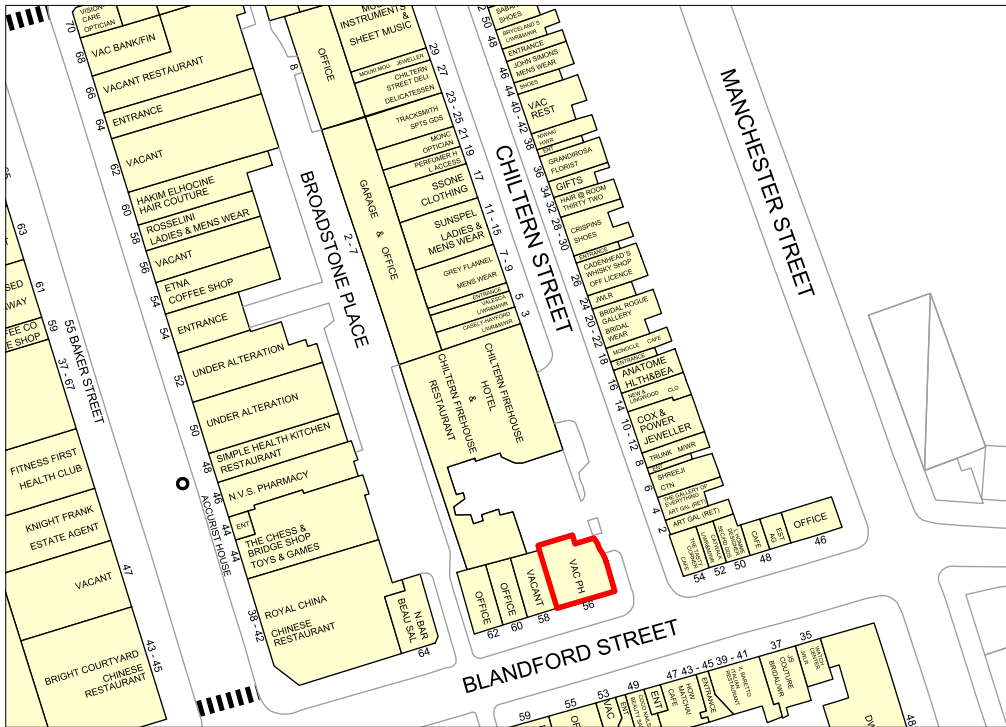


ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Level	Sq M	Sq Ft
Ground	113.5	1,222
Basement	104.4	1,123
First	82.2	885
Second	84.2	906
Third	60.8	655
Total	445.1	4,791

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PLANNING

Our initial enquiries of the local authority have revealed that the property is not listed although it is located within the Portman Estate Conservation Area.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

- Monday to Saturday - 10:00 to 23:00
- Sunday - 12:00 to 22:30



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FURTHER INFORMATION

Energy Performance Certificate
E-122.

Rateable Value & Council Tax
2023 £83,000

The property has a Council Tax Band F.

VAT
VAT will be applicable.

Fixtures & Fittings
The fixtures and fittings are not included within the letting but are available by way of separate negotiation.

Terms
Rental offers in excess of £150,000 per annum or a percentage of turnover to be agreed, whichever is the higher for a new free of tie lease of the entire property.

Money Laundering
Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

About the Portman Estate
The Portman Estate is a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End.

In 2022 The Portman Estate became the first and only Estate to be awarded B Corp Certification. Find out more at portmanestate.co.uk



VIEWING AND CONTACTS

All viewings must be made by prior appointment as the property is currently closed.

For further information and all viewing requests please contact the sole letting agents Savills.



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