

SHOP TO LET - SUBJECT TO VACANT POSSESSION

Marble Arch House, 44 Edgware Road

London W2



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The subject premises form part of Marble Arch House in Marylebone, close to Marble Arch and Oxford Street. The site is bordered by Portman Village to the west, and Connaught Village to the east, providing an eclectic mix of independent, specialist and national retailers and restaurateurs.

The premises have an attractive frontage onto the busy Edgware Road, in a prime position, just north of both the 1-4 Marble Arch and Marble Arch Place developments, comprising prime retail, office & residential uses.

Nearby occupiers include **Townhouse Nails, Paul, Maculara, Black Sheep Coffee, Ryman by Design, Tesco, Starbucks, Pret, Frameless, and Feya.**

Accommodation

The unit is arranged over ground floor and basement.

The property comprises the following approximate net internal areas:

Ground Floor:	1,058 sq ft	98.3 sq m
Basement:	593 sq ft	55.1 sq m
Vaults:	101 sq ft	9.4 sq m
Total:	1,752 sq ft	162.8 sq m



Viewing & further information

Strictly by prior arrangement only with:

Alasdair Scott

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Teddy Game

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Rent

Upon application.

Tenure

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession, incorporating five yearly upward only rent reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rates

Rateable Value (2023)	£100,000
UBR (inc. Crossrail):	£0.575
Rates Payable (2025/226):	£57,500

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Use

Named parties trading within Class E.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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