



A4 PUBLIC HOUSE TO LET IN MARYLEBONE

**11 SHROTON STREET, LONDON,
NW1 6UG**



Location:

The subject property occupies a prominent position within the affluent neighbourhood of Marylebone. The subject property is also within short walking distance of Edgware Road & Baker Street Stations (Bakerloo Line & Circle & District Lines).

The surrounding area is largely made up of local established traders and residential dwellings.

Accommodation:

The unit is arranged over a ground floor and Basement and has the following approximate Gross internal areas:

Ground Floor: 1,061 sq. ft. (98.57 m²)

Basement: 1,141 sq. ft. (106.0 m²)

Use:

The premises benefits from A4 planning consent. Alternative uses may be considered subject to planning.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Rent:

£55,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

License:

Monday to Thursday:	10:00 to 23:00
Friday to Saturday:	10:00 to 23:30
Sunday:	12:00 to 22:30

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

David Brown
david@jenkinslaw.co.uk

