

# GROUND FLOOR RETAIL PREMISES TO LET

**73 Baker Street  
London W1U 6RD**

**94.66 m<sup>2</sup> (1,019 sq ft) approx.**

## Location

The premises are on the west side of Baker Street, close to the intersection with Dorset Street.

Nearby traders include Holland and Barrett, Paul, Pure and The Natural Kitchen.

The premises are well served by public transport with Baker Street Underground Station (Jubilee, Bakerloo, Metropolitan, Hammersmith & City and Circle Lines) within approximately 5 minutes' walk and numerous bus routes passing along Baker Street.

## Accommodation

The premises are arranged over the ground floor with the following approximate net internal floor areas:

### Ground Floor (Approx.)

Sales	94.66 m <sup>2</sup>	1,019 sq ft
<b>Total</b>	<b>94.66 m<sup>2</sup></b>	<b>1,019 sq ft</b>



## Lease

New FRI lease available.

## Rent

On Application.

## Legal Costs

Each party is to be responsible for their own legal costs throughout.

## Rates & Service Charge

Rates Payable: £41,150 per annum approx.  
Service charge: To be confirmed.

## EPC Rating

To be confirmed.

## Viewing

For further information or an appointment to view, please call sole agents:

## SUBJECT TO CONTRACT

Contact: Sebastian Norman  
Email: [sebnorman@artsurveyors.co.uk](mailto:sebnorman@artsurveyors.co.uk)  
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