

PER ANNUM

£120,000 Per Annum

Paddington Street

London, W1U 4HP

LOCATION
The restaurant is situated in the heart of Marylebone, an established and highly sought-after central London location renowned for its village atmosphere, independent boutiques, cafés and restaurants. Marylebone High Street and Regent's Park are both within easy reach, providing a wealth of retail, leisure and recreational amenities. The property benefits from excellent transport connectivity, with Baker Street Underground station approximately a 5-minute walk away (0.2 miles), while Regent's Park and Bond Street stations are approximately a 7–10-minute walk away. Nearby bus stops provide additional connections across the capital.

DESCRIPTION

The property comprises a well-presented restaurant arranged over ground and lower ground floors. The ground floor provides an inviting dining area with attractive interior décor, fitted seating and additional seating to the front of the premises. The lower ground floor benefits from a large commercial kitchen, complemented by three separate storage and utility areas, providing excellent ancillary space for day-to-day restaurant operations. The accommodation is further supported by additional dining space suitable for private events and WC facilities, offering a practical and versatile layout for restaurant and hospitality operators seeking premises in the heart of Marylebone.

Premium sought for fixtures, fittings and location - £400,000 serious offers may be entertained.

ACCOMMODATION
Gross Internal Area: 1,408 sq ft (130.7 sq m)

AMENITIES
Short walk to Station
Extraction
Fully fitted commercial kitchen
Dumb waiter
Situated in an affluent area
Air conditioning
Tiled floor
Bar
Large dining area

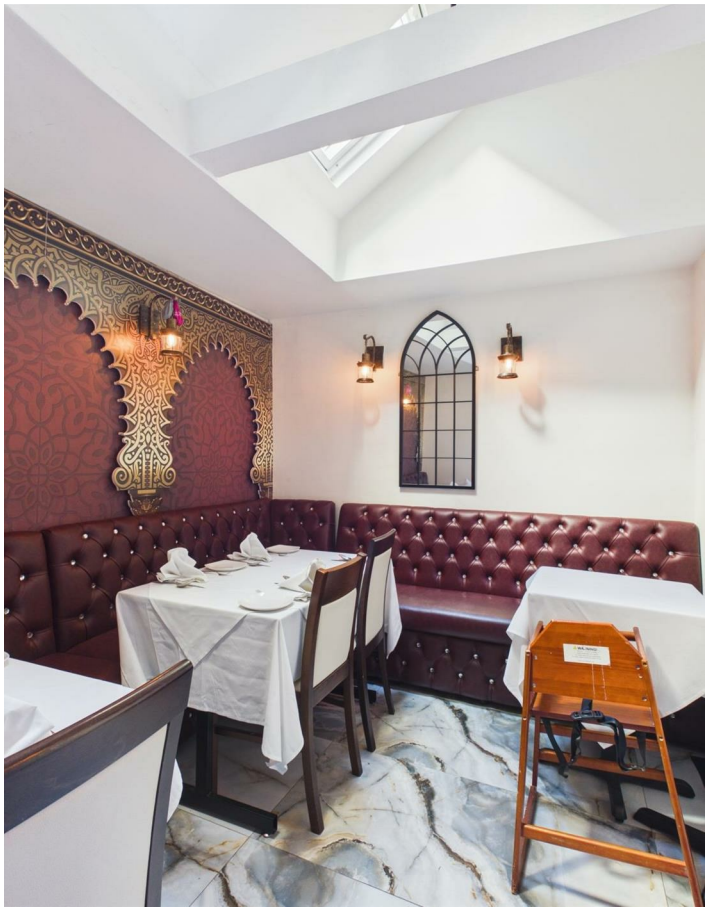
TERMS
Assignment of an existing 15 years outside the Landlord tenant Act 1954 (15 years remaining)

Business Rates
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS
Assignees abortive cost to be covered and the landlord cost to be covered capped £3,500 + VAT

VIEWING
Strictly by appointment through Peach Properties



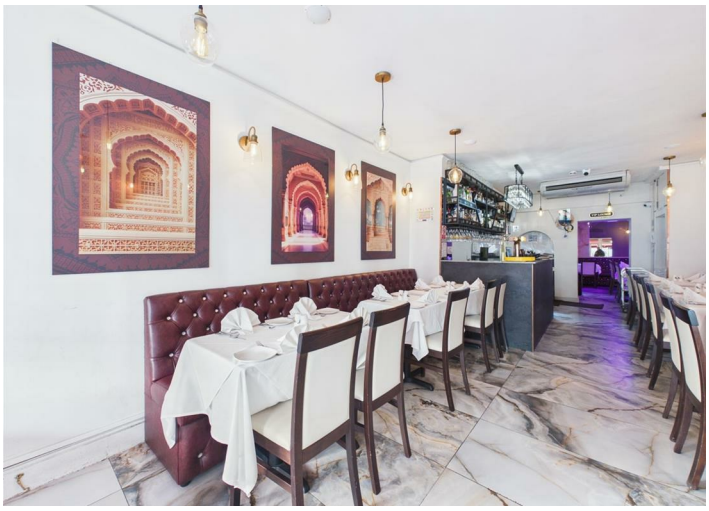




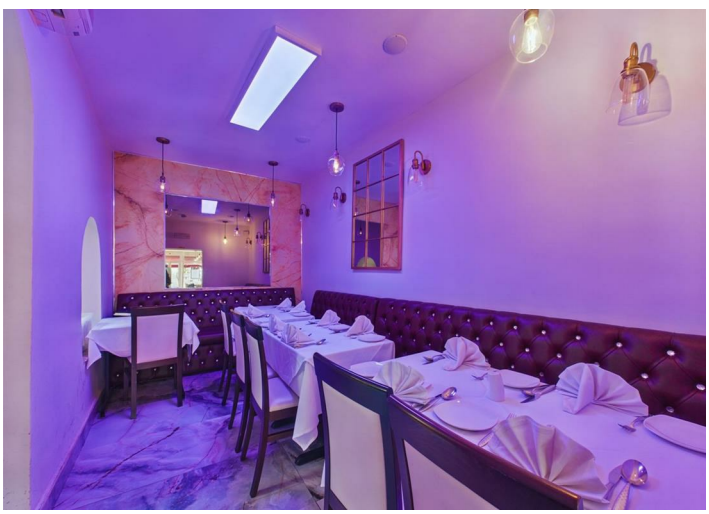


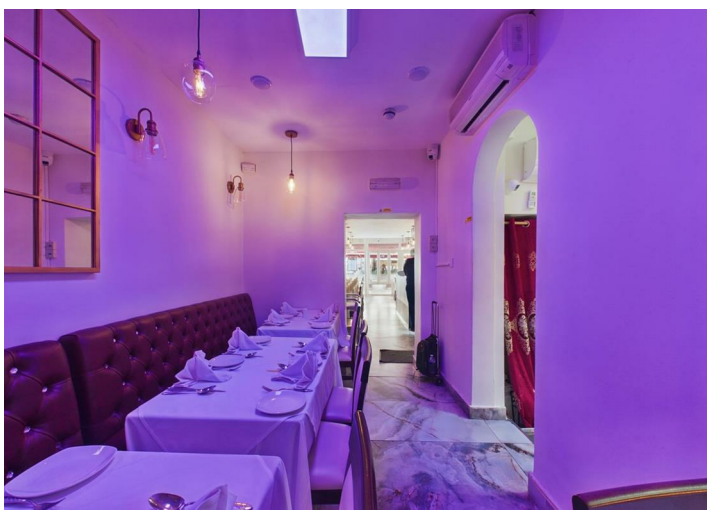




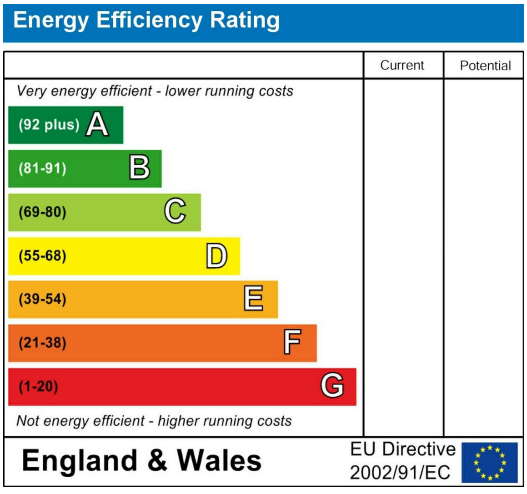












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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