

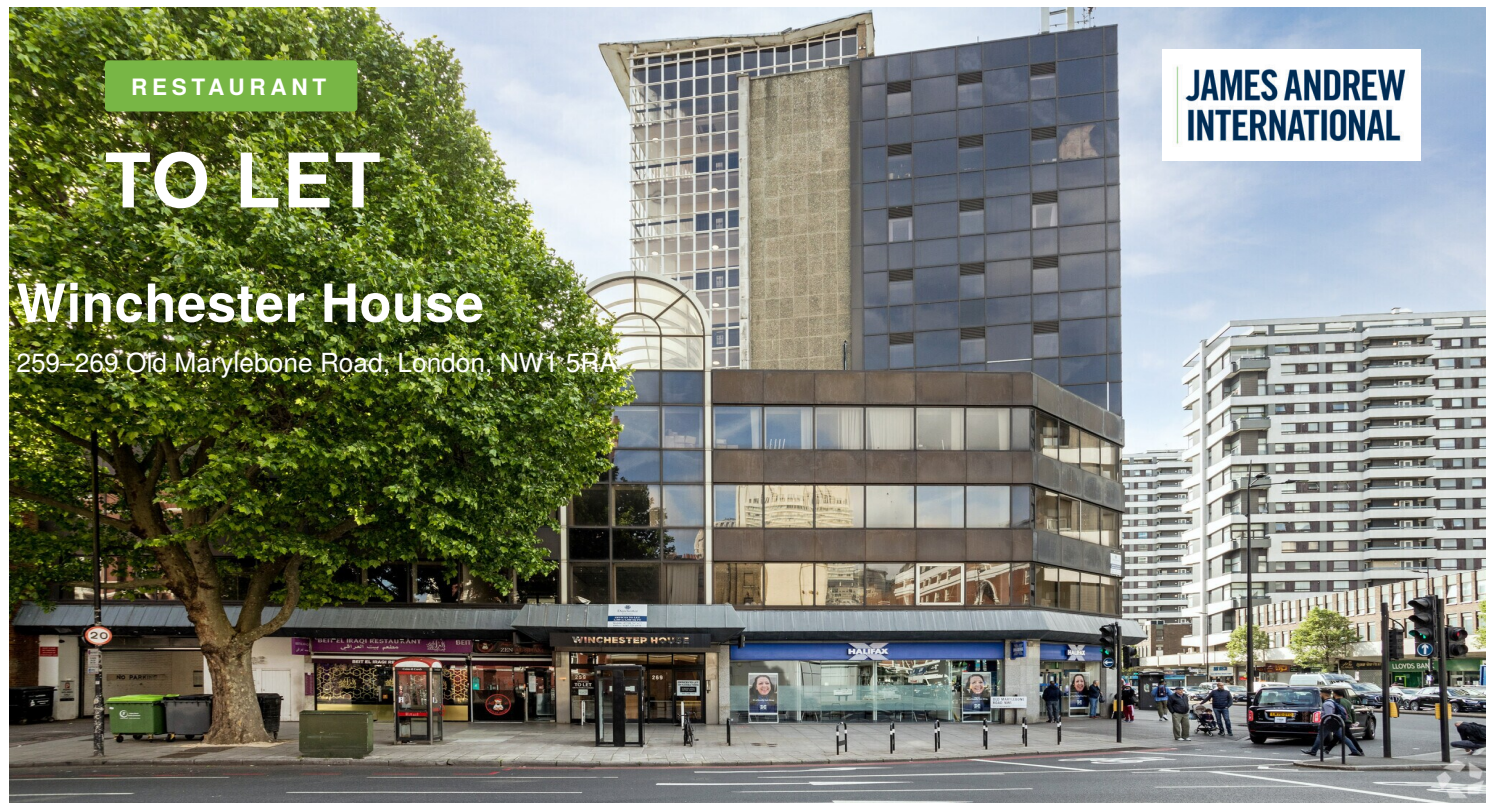
RESTAURANT

JAMES ANDREW
INTERNATIONAL

TO LET

Winchester House

259–269 Old Marylebone Road, London, NW1 5RA



TENURE

To Let

RENT

£70,000

per annum

SIZE

1,412 sq ft

131.18 sq m

RATES

£17.68

per sq ft

SERVICE CHARGE

TBC

EPC RATING

On Enquiry

Prime Restaurant Opportunity

A rare opportunity to acquire a **fully fitted ground-floor restaurant** in one of West London's most established and high-footfall trading pitches, arranged over ground floor with a complete commercial kitchen and ancillary facilities.

The Premises

The property is arranged on ground floor and comprises a restaurant benefitting from a fully fitted kitchen together with extensive ancillary accommodation — ready for immediate occupation by an incoming operator.

At a Glance

- Prominent corner trading position
- Strong established footfall
- Fully fitted commercial kitchen
- Ground floor — 1,412 sq ft
- Lease for a term by arrangement
- Rent — £70,000 per annum
- Premium £15,000 to include all furnishings, fittings and equipment

Winchester House, NW1 5RA

Location

The premises occupies a prominent position on the south side of Old Marylebone Road at its busy junction with Edgware Road and Sussex Gardens. Nearby occupiers include McDonald's, Waitrose, Specsavers, Lloyds Bank and Holland & Barrett, alongside a wealth of well-known local restaurants and retailers.

Accommodation

NAME	SQ FT	SQ M	AVAILABILITY
Ground Floor	1,412	131.18	Available
Total	1,412	131.18	—

Viewing & Further Information

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