

Lot 8

£183,900 per annum exclusive

3 Marylebone High Street, Marylebone, London W1U 4NG

Central London Retail Investment



Tenancy and accommodation

Lot 8

£183,900 per annum exclusive

Key Details

- Let to Sweaty Betty Limited until 2028 (no breaks)
- Busy position on Marylebone High Street
- Highly affluent and fashionable central London location
- Nearby occupiers include The White Company, Pret a Manger, Neal's Yard, Whistles and Barclays Bank

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Location

- Miles:** 0.6 miles south west of Regent's Park
- Roads:** B542, A501, A5
- Rail:** Marylebone Station (Rail and Bakerloo Line) Bond Street (Central and Jubilee Lines) Baker Street (Bakerloo, Circle, Metropolitan, Jubilee and Hammersmith & City Lines)
- Air:** London City Airport, London Heathrow Airport, London Gatwick

Situation

Marylebone is a highly affluent and fashionable district of Central London located immediately north of Mayfair, east of Bayswater and south of Regent's Park. Marylebone benefits from excellent communications, being bound by Oxford Street, London's premier retailing street, to the south, Marylebone Road (A40 and London's Inner Ring Road) to the north and the very busy Edgware Road (A5) to the west. Nearby occupiers include The White Company, Pret a Manger, Neal's Yard, Whistles and Barclays Bank.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation and benefits from a garage to the rear. The property is part of a larger building, the remainder of which does not form part of the sale.

Tenure

Leasehold. Held from 23/12/1980 until 01/04/2028 at a fixed peppercorn rent.

VAT

VAT is not applicable to this lot.

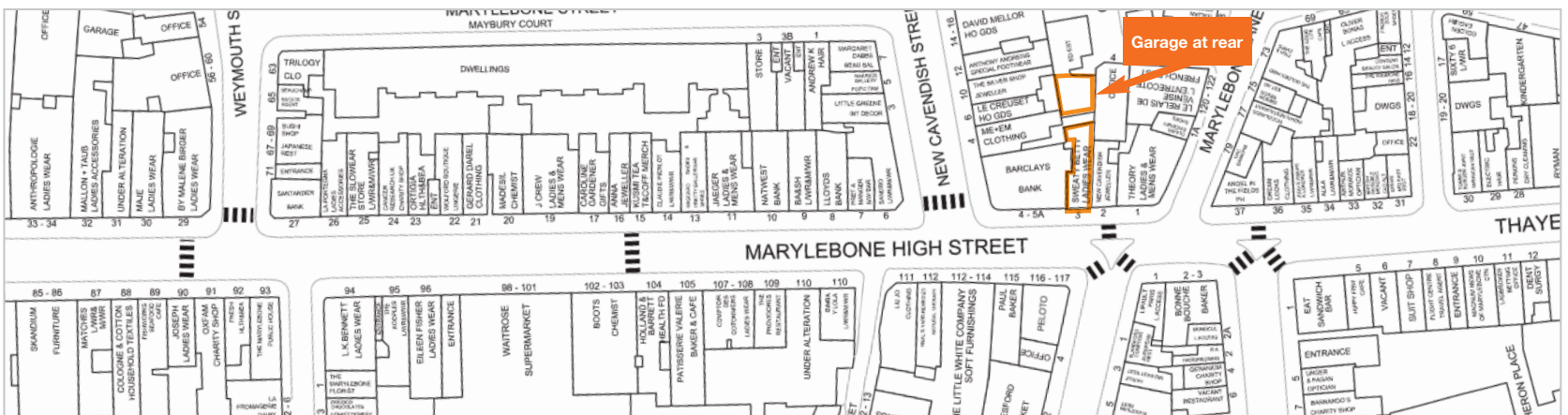
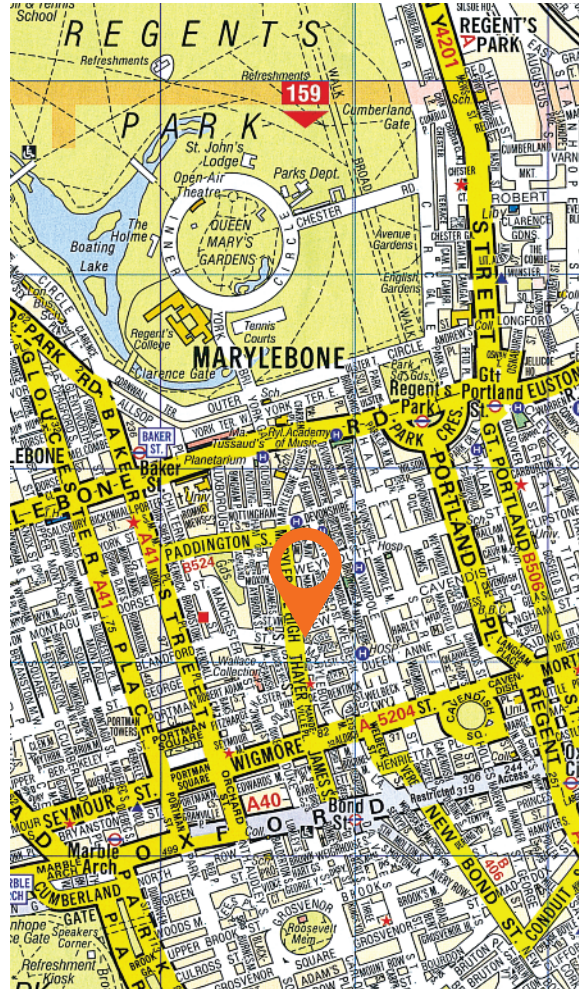
Six Week Completion

Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	67.91 sq m (731 sq ft)	SWEATY BETTY LIMITED (1)	From 22/02/2011 until 29/03/2028 on a full repairing and insuring lease	£183,900	24/06/2022 and 24/06/2027
Basement	Ancillary	71.26 sq m (767 sq ft)				
Garage		49.30 sq m (530 sq ft)				
Total		188.41 sq m (2,028 sq ft)			£183,900	

(1) For the year ending 31 December 2017, Sweaty Betty Limited reported a turnover of £47,890,052, pre-tax profits of £1,303,969 and a total net worth of £7,058,393 (Source: Experian Group 28/02/2019). Sweaty Betty was founded in 1998 in London and now has 60 shops globally (Source: www.sweatybetty.com 28/02/2019).



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