



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## SHOP TO LET

Approx. 743 ft<sup>2</sup>  
80 Seymour Place • W1H



### LOCATION

The property is located on the eastern side of Seymour Place, approximately 480 metres due south east from Edgware Road Underground station and 480 metres due south from Marylebone station. It is situated in the middle of a retail parade directly opposite the Seymour Leisure Centre.

### DESCRIPTION

The Property comprises a lock up retail unit arranged over the ground and basement floors. The unit benefits from a fully glazed frontage, providing excellent natural light into the ground floor open plan retail area. There is a WC facility and a small kitchenette at the rear of the ground floor and a further WC facility and kitchen at the rear of the basement. The stairs to the basement are located at the front of the unit and provide good natural light down to the basement level.



## ACCOMMODATION

The property has the following internal floor areas: -

|                     |                           |                            |
|---------------------|---------------------------|----------------------------|
| <b>Ground Floor</b> | <b>352 ft<sup>2</sup></b> | <b>32.70 m<sup>2</sup></b> |
| <b>Basement</b>     | <b>391 ft<sup>2</sup></b> | <b>36.36 m<sup>2</sup></b> |
| <b>TOTAL</b>        | <b>743 ft<sup>2</sup></b> | <b>69.06 m<sup>2</sup></b> |

## PLANNING

Class E Use

## LEASE

By way of a new full (effective) repairing and insuring Lease.

Terms to be agreed.

## RENT

£29,500 per annum exclusive

## BUSINESS RATES

2017 Rateable Value: £23,250

We recommend you verify the Rates Payable with the London Borough of Westminster.

## EPC

Rating - D

## VIEWING

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