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## PRIME USE CLASS E SPACE IN MARYLEBONE

44 CRAWFORD STREET, MARYLEBONE, LONDON, W1H 1JS



### ACCOMMODATION

Ground and Basement- 1,130 sq ft

### LEASE TERM

Assignment of lease expiring in June 2036, held INSIDE the Landlord and Tenant Act

### RENT

Passing rent **£40,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

### RATES

Rates Payable (2023) £31,500

### PREMIUM

Offers Invited

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

### EPC

The property has an EPC rating C (70). Full EPC is available on request

### VIEWING

**LT Property** 020 3375 6329

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### LOCATION

The property is located in the middle of Crawford Street, between Wyndham Place and Seymour Place. The property had significant investment in its interior and benefits from skylights at the rear of the property.

Nearby occupiers include Majestic Wine, Baxcar Baker & Deli and Story Clinic

### USE

E use class

The shop is currently fitted as a high end interior design studio with 4 further rooms downstairs and new kitchen and WC



