



Windsor Castle, 27-29 Crawford Place, Marylebone, London, W1H 4LJ

Location

The premises are located in an affluent residential area to the South of Marylebone Road. Nearby occupiers are principally made up of independent restaurants, pubs and retailers. Edgware Road tube station (Circle, District, Hammersmith & City Lines) is located a short walk away.

Property

The premises is arranged over ground floor and basement. We understand the gross approximate areas to be as follows:

Ground Floor	112 sq m	1,203 sq ft
Basement	110 sq m	1,180 sq ft
Total	222 sq m	2,383 sq ft

Tenure

The premises are available for a term to be agreed.

Planning

The retail premises benefit from A4 planning consent. Alternative uses may be considered subject to planning.

Rent

£75,000 per annum.

Licence

Supply of alcohol and live music:

Friday and Saturday	10.00 – 00.00
Monday to Thursday	10.00 – 23.30
Sunday	12.00 – 22.30

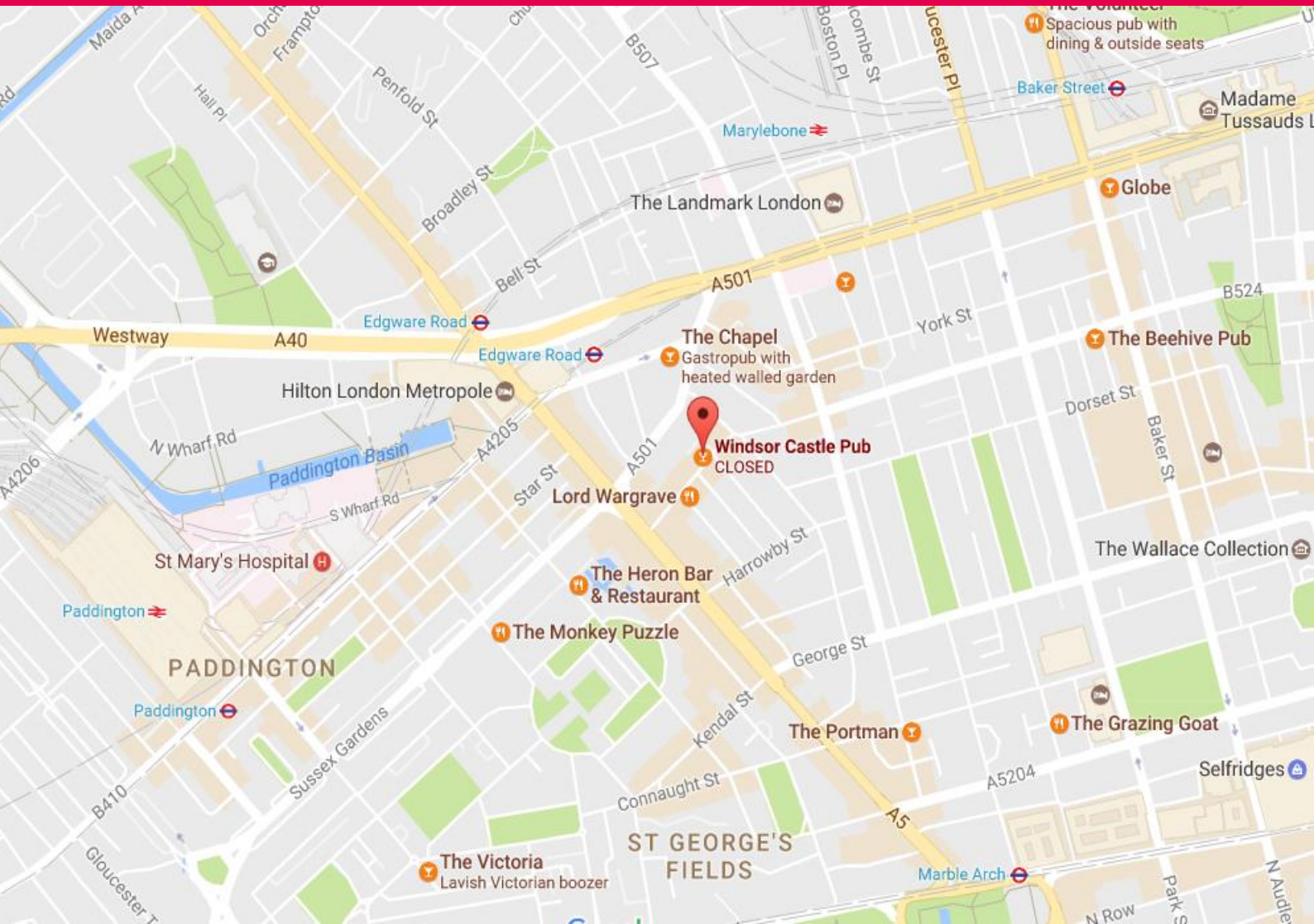
Further Details

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

Connie Start
Associate Director
0207 299 0695
cstart@dcl.co.uk

Paul Tallentyre
Executive Director, Pubs & Bars
0207 299 0740
ptallentyre@dcl.co.uk



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