



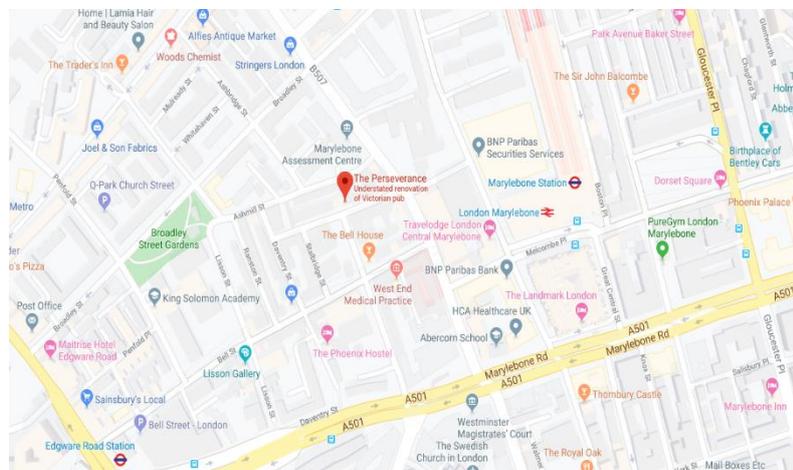
The Perseverance, 11 Shroton Street, London, NW1 6UG

## Summary

- Free of Tie
- High footfall commercial and tourist pitch
- Walking distance from Marylebone, Edgware Road and Baker Street stations

- Rent £50,000 per annum

**Leasehold: New Lease Available**



Viewing is strictly by prior appointment with sole agents  
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## Location

The property is situated in the Marylebone neighbourhood of North West London. It is located on Shroton Street, a street off of Lisson Grove and Marylebone Road.

The property is a short walking distance of Marylebone, Edgware Road and Baker Street underground and mainline stations.

Surrounding occupiers include residential dwellings, retailers and other licenced operators [Google Street View](#)



## The Property

The property is a four storey building of brick construction under a pitched tiled roof.

The ground floor comprises of a central bar servery for approximately 50 covers. Ancillary accommodation at this level is in the form of male and female WC's and a trade kitchen.

To the basement is in the form of a beer cellar and stores.

## Licensing

There is a premises licence in place that permits various activities including the sale of alcohol Monday-Thursday 10:00-23:00, Friday and Saturday 10:00-23:30 and Sundays 10:00-22:30.

## Planning

The premises benefit from Use Class A4 (Bar/Public House).

## Tenure

It is our client's intention to create a new FRI free of tie lease on standard commercial terms.

## Rent

£50,000 per annum.

## Fixtures and Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price.

## Rating

The current rateable value is £16,000.

## Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

