



**DAVIS
COFFER
LYONS**

**LEASEHOLD ASSIGNMENT AVAILABLE
MARYLEBONE W1H**

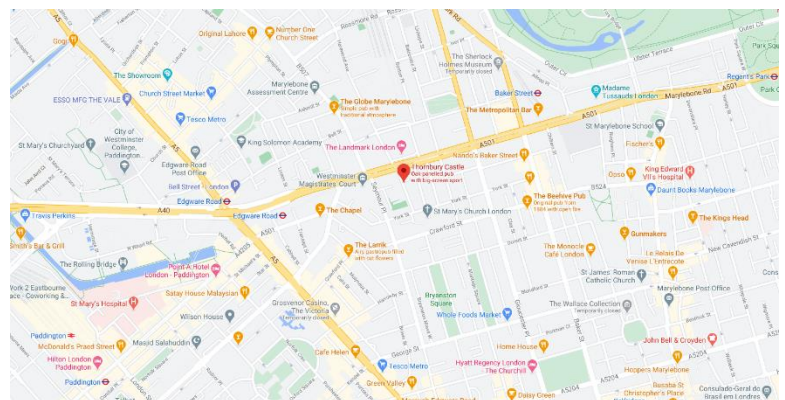


Thornbury Castle, 29a Enford Street, Marylebone, London W1H 1DN

Summary

- Prime Location
- Whole Building
- Good Transport Links
- Rent - £48,000 per annum
- Tied to Enterprise Inns
- Monday – Saturday Licence until 23:00

Premium: Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is located on Enford Street, a road adjacent to Marylebone Road (A501) and connecting to York Street in the south. The property has the benefit of good transport links with Marylebone Station 0.1 miles north of the property, Baker Street 0.3 miles east of the property, Paddington Station 0.8 miles south west and Edgware Road 0.4 miles west of the property. The surrounding occupiers are formed of residential dwellings, other licenced operators, offices and retailers.

[Google Street View](#)

Description

The property is a three-storey building of brick construction under a pitched roof. The ground floor consists of the main bar area for approximately 40 covers which is served by a single bar servery. To the side of this servery is a raised seating area for approximately 25 covers. The basement provides customer WC's, cellarage and stores. To the first is trade kitchen and tenant's accommodation. The second floor comprises of further tenants' accommodation. There is separate access to this accommodation. To the front of the property is seating for 20 covers, which could be increased with extra tables.

**Tenure**

Leasehold assignment

Terms

A 21-year lease from 30th June 1999 at a current rent of £48,000 per annum subject to five yearly rent reviews. The property is tied to Enterprise Inns Plc.

The current lease has been extended to 31 January 2021.

The tenant is in negotiation with the landlord regarding a deed of variation to extend the lease.

Price

Offers invited.

Planning

The premises has the benefit of A4/Sui Generis Use.

Rateable Value

The current rateable value is £25,000.

Trade

The property is currently trading. Accounts will be provided to any prospective purchaser.

Premises Licence

The property has the following sale of alcohol hours:

Monday to Saturday	10.00 to 23.00
Sundays	12:00 to 22:30

Fixtures and Fittings

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

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.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.