

37 CHILTERN STREET

PROMINENT RETAIL UNIT | SUBJECT TO VACANT POSSESSION



Chiltern Street Marylebone W1

Chiltern Street is one of London's chicest shopping destinations. Heritage brands sit alongside contemporary fashion labels creating a unique retail experience, and the Chiltern Firehouse has fast become a favourite across the capital.

It is ideally located in the heart of Marylebone, just east of Baker Street and a short distance from Baker Street underground station.

Chiltern Street forms part of Portman Marylebone, along with Seymour Place and New Quebec Street, providing an impressive mix of independent retailers and restaurateurs.

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“London’s Coolest Street.”

Conde Nast Traveller

About the property

37 Chiltern Street is located in a prominent position on Chiltern Street, adjacent to Oliver Spencer and directly opposite Sabre Paris, Cromford Leather and TWC.



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Tenure

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954.

Floor Areas

	Area sq ft	Area sq m
Ground Floor	553	51.4
Basement	325	30.2
Total	878	81.6

Quoting Rent

£60,000 per annum.

Business Rates

Visit the VOA website.

EPC

54 C.

Handover Specification

The property will be handed over in a white box condition.

Viewings

Viewings are strictly through our sole agents.

BRUCE
GILLINGHAM
POLLARD

Lizzie Knights
lizzie@brucegillinghampollard.com
07511 902 073

Lucy Cope
lucy@brucegillinghampollard.com
07595 267 866

A community with character

Portman Marylebone is a friendly neighbourhood in the heart of Marylebone with stunning Georgian backdrops.

Home to some of London's most well known and recognised independent cafés, restaurants, hotels and shops, plus amenities, services and recognised names, it's a thriving community where businesses feel more like neighbours.

It showcases the retail and leisure locations within The Portman Estate's 110 acres of Marylebone including; Chiltern Street, Seymour Place, Dorset Street, Blandford Street, Marble Arch, New Quebec and Old Quebec Street.

The chic neighbourhood, just a stone's throw from Oxford Street, is one of London's most unmatched dining and shopping destinations. Discover the full directory online at portmanmarylebone.com

“A destination of discovery with a welcoming neighbourhood feel.”

Mats Klingberg, Founder

Trunk Clothiers 8 Chiltern Street



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About The Portman Estate

The Portman Estate is a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End. The Estate comprises 110 acres of Marylebone, including frontages to Oxford Street, Baker Street and Edgware Road, and covers 69 streets, 650 buildings and four garden squares, over 700 homes, 290 offices, 175 shops and restaurants, 27 hotels and seven pubs.

In 2022, the Estate became the first London estate to become B Corp™ certified, joining the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

The Portman Estate offers an in-house marketing service for all operators within the Portman Marylebone neighbourhood, running campaigns, press trips and influencer programmes supported by its retained PR agency. It also co-funds local magazine the Marylebone Journal with 15k copies distributed London-wide five times a year.

All commercial customers of the Portman Estate are eligible for access to The Orchard, an exclusive members-only clubspace at One Great Cumberland Place. Find out more [here](#).

Find out more at portmanestate.co.uk | portmanmarylebone.com | marylebonejournal.com



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