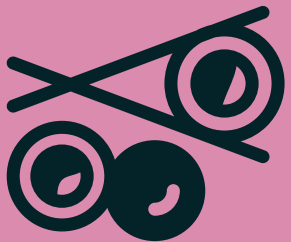


**68-74
EDGWARE
ROAD**

PROMINENT

CORNER



RESTAURANT

68-74 EDGWARE ROAD



**6,500 SQ FT OF
OUTSTANDING
RESTAURANT SPACE**

Prominently positioned on the junction with Upper Berkeley Street, 68-74 Edgware Road sits at the gateway into The Portman Estate, in the heart of the West End.



↑  **EDGWARE ROAD**
two available entrances*

AN ICONIC DISTRICT

**68-74
EDGWARE
ROAD**



RESTAURANTS & CAFES

- | | | | | | |
|----|-----------------------|----|-------------------------|----|---------------------|
| 1 | Boxcar Bread & Wine | 11 | AngloThai | 21 | Boxcar Fire & Wine |
| 2 | Kendal Street Kitchen | 12 | PAUL | 22 | Daisy Green |
| 3 | La Maritxu | 13 | The Italian Greyhound | 23 | ZULA |
| 4 | Mehmet Efendi | 14 | WatchHouse | 24 | Chourangi |
| 5 | Black Sheep Coffee | 15 | Starbucks | 25 | Blank Street Coffee |
| 6 | Creams | 16 | Pret a Manger | | |
| 7 | Saffron | 17 | Feya | | |
| 8 | Maroush Express | 18 | Wagamama | | |
| 9 | Biryani Kebab Chai | 19 | Nobu Restaurant and Bar | | |
| 10 | ULI | 20 | Roketsu | | |

RETAIL & LEISURE

- | | |
|----|--------------------|
| 1 | Townhouse |
| 2 | Tesco Express |
| 3 | Ryman Design |
| 4 | FRAMELESS |
| 5 | Moco Museum London |
| 6 | Marble Arch |
| 7 | Marks & Spencer's |
| 8 | Selfridges |
| 9 | Oxford Street |
| 10 | Green Valley |

HOTELS

- | | |
|---|---|
| 1 | The Zetter Marylebone |
| 2 | Nobu Hotel London
Portman Square |
| 3 | The Grazing Goat |
| 4 | Hyatt Regency London -
The Churchill |
| 5 | Home House |
| 6 | The Leonard Hotel |
| 7 | The Cumberland |
| 8 | The Marble Arch Hotel |
| 9 | The London Marriott |

BARS & PUBS

- | | |
|---|---------------------|
| 1 | The Portman Pub |
| 2 | The Carpenters Arms |
| 3 | The Grazing Goat |
| 4 | The Three Tuns |

IN GOOD COMPANY



68-74 EDGWARE ROAD



**THE MARBLE ARCH
AND EDGWARE ROAD
UNDERGROUND
STATIONS HAVE
COMBINED ANNUAL
ENTRIES AND EXITS
OF 24 MILLION.**

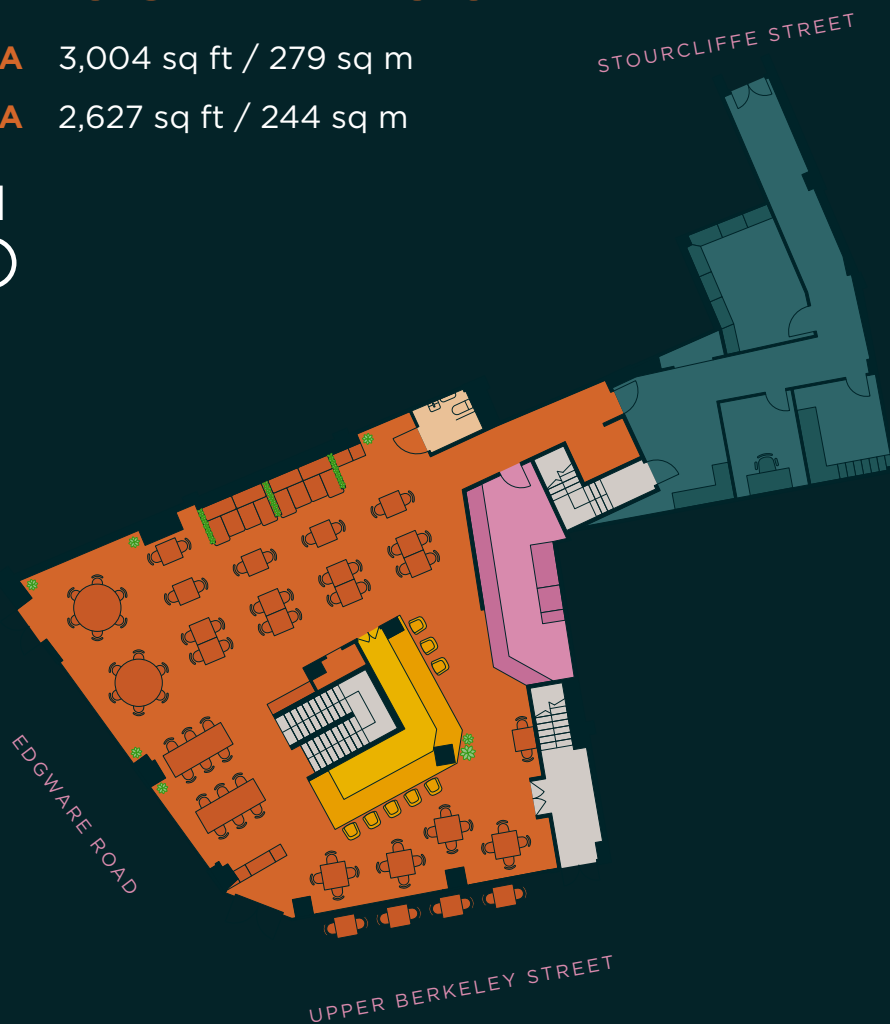
**EDGWARE ROAD
CONTRIBUTES £165M
TO THE UK ECONOMY
EACH YEAR, WITH
FOOTFALL PEAKING
BETWEEN 8PM - 9PM.**

Source: Marble Arch BID Edgware Road Insights Study 2021

GROUND FLOOR

GIA 3,004 sq ft / 279 sq m

NIA 2,627 sq ft / 244 sq m



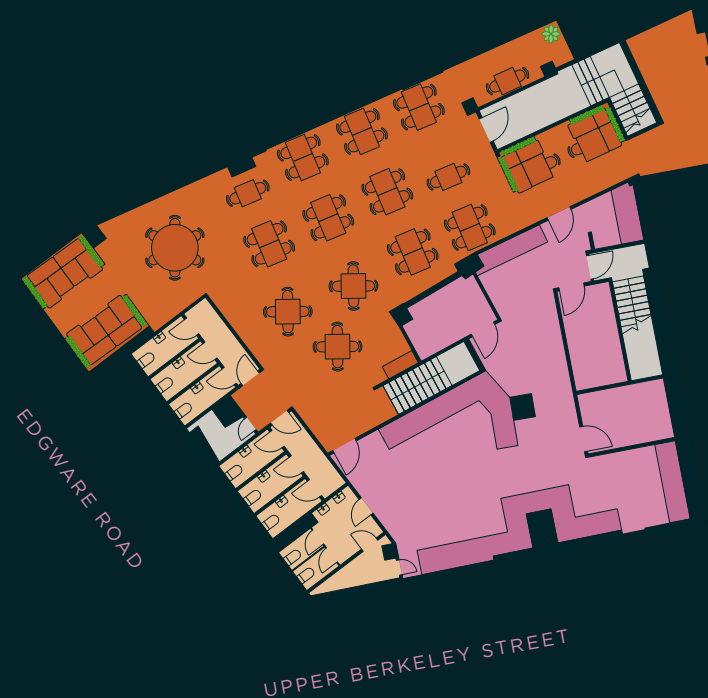
*An additional Ground Floor Service Area of 952 sq ft with access onto Stourcliffe Street is available by way of a separate arrangement.

- Restaurant space
- Kitchen area
- Bar area
- Service area
- WCs
- Circulation

LOWER GROUND FLOOR

GIA 3,453 sq ft / 321 sq m

NIA 3,168 sq ft / 294 sq m



- Restaurant space
- Kitchen area
- WCs
- Circulation

68-74 EDGWARE ROAD





TERM

A new lease for a term to be agreed, to be contracted outside the Landlord & Tenant 1954 Act and subject to five yearly upward only rent reviews.

RENT

£265,000 per annum exclusive.

SPECIFICATION

The unit has been comprehensively refurbished to a white box specification with capped off services and a large kitchen extract duct measuring 1200mm x 700mm. A full specification is available upon request.

TIMING

Available now.

BUSINESS RATES

The Rates Payable are estimated to be £158,125 per annum*.

PREMISES LICENCE

A Premises Licence application has been submitted for the (on and off) sales of alcohol between 09.00 - 00.00 from Monday to Saturday and between 09.00 - 23.30 on Sundays. Late night refreshment, recorded music and opening hours would be permitted for an additional half an hour.

EPC

C 58

*This is an estimate only and prospective occupiers are to make their own enquiries.

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 club space at One Great Cumberland Place.



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



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Marketing: www.stuartchapmandesign.co.uk 020 3983 1665