

32 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

32 Chiltern Street is located in a prominent position on Chiltern Street. The unit is surrounded by retailers such as Jacques Marie Mage, Anatome, Grey Flannel and Niwaki, while sitting adjacent to The Monocle Shop.



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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	316	29.4
Basement	406	37.7
Total	722	67.1

Quoting Rent

£65,000 per annum.

Business Rates

Visit the [VOA website](#).

EPC

61 C.

Handover Specification

The property will be handed over in a white-box specification.

Viewings

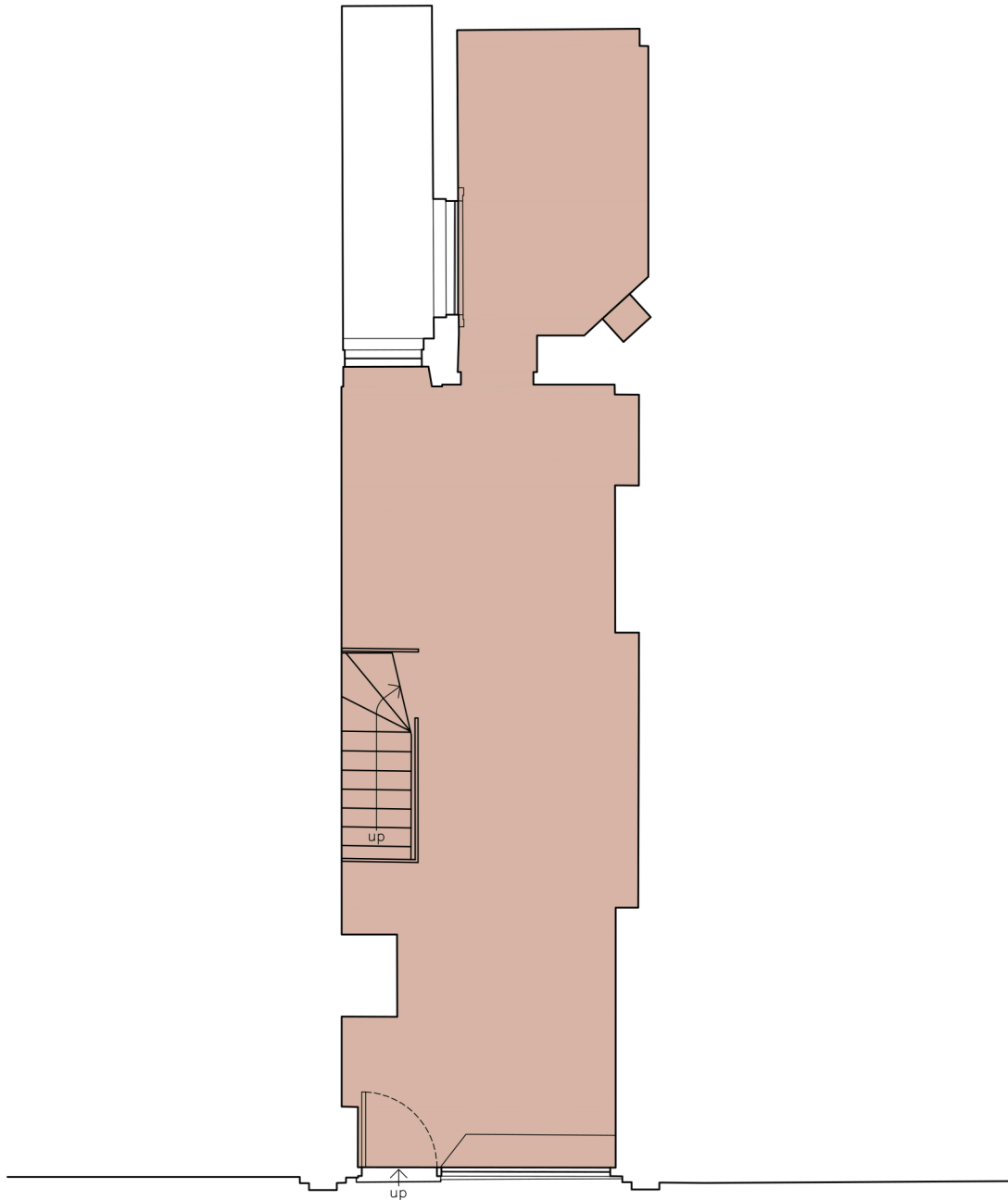
Viewings are strictly through our sole agents.

BRUCE
GILLINGHAM
POLLARD

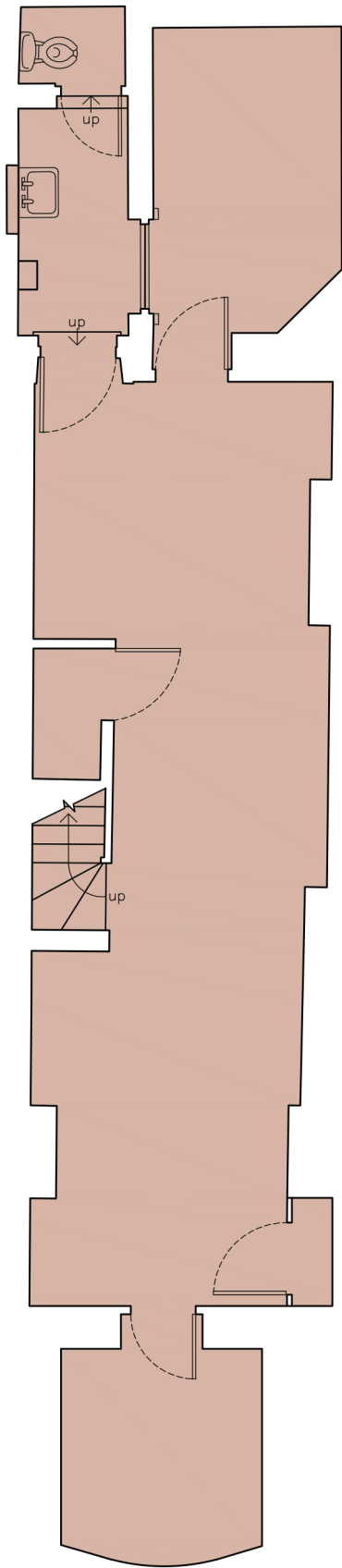
Lizzie Knights
lizzie@brucegillinghampollard.com
07511 902 073

Charlotte Roberts
Charlotte@brucegillinghampollard.com
07738 448 338

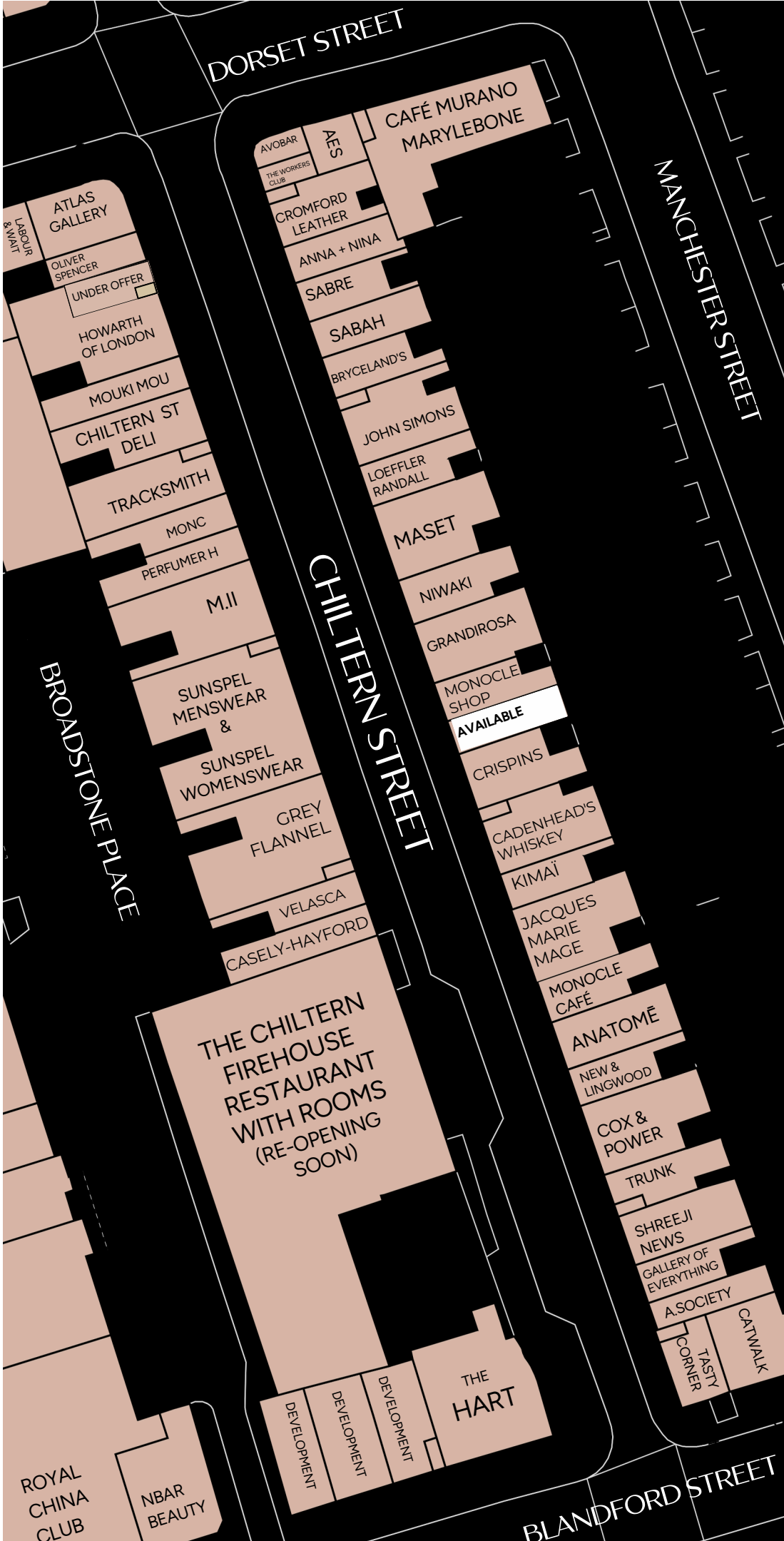
Floorplan and location



Ground Floor



Basement



A community with character

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

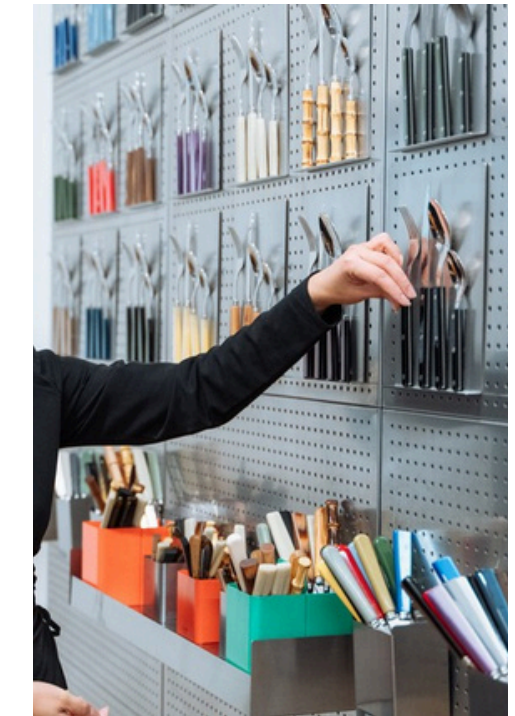
Home to some of London's most well known and recognised independent cafés, restaurants, hotels and shops, plus amenities, services and recognised names, it's a thriving community where businesses feel more like neighbours.

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

“People are really proud to live or work here and they really identify with it. It's an amazing thing to have such a sense of belonging.”

Phil Winser, Founder
The Hart 56 Blandford 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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