

23 NEW QUEBEC STREET

FITTED RESTAURANT | SUBJECT TO VACANT POSSESSION



New Quebec Street Marylebone W1

New Quebec Street is a specialist stretch of charming boutiques, trendy eateries and premium services in Portman Marylebone, much loved by local residents and visitors.

Located a step away from Marble Arch, the area is densely populated by an affluent residential catchment, as well as a high volume of offices and nearby hotels.

New Quebec Street is home to owner-operated businesses that provide a personal service to their customers, which creates a lively and energetic atmosphere that sets the street apart.

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“A very special part of London where residents, visitors and workers all gather to support and enjoy the buzz year after year.”

Prue Freeman, Founder
Daisy Green 20 Seymour Street

About the property

23 New Quebec Street is a prominent fitted restraunt arranged over ground and basement floors, benefitting from an outdoor seating area, kitchen extraction and a premises licence for the sale of alcohol.



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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	681	63.3
Basement	863	80.2
Total	1,544	143.5
Forecourt	12 outdoor covers	

Quoting Rent

£70,000 per annum with a turnover percentage to be agreed.

Business Rates

Visit the VOA website.

EPC

32 B.

Handover Specification

The property will be handed free of loose fixtures and fittings but otherwise as seen.

Viewings

Viewings are strictly through our sole agents.

BRUCE
GILLINGHAM
POLLARD

Lizzie Knights

lizzie@brucegillinghampollard.com

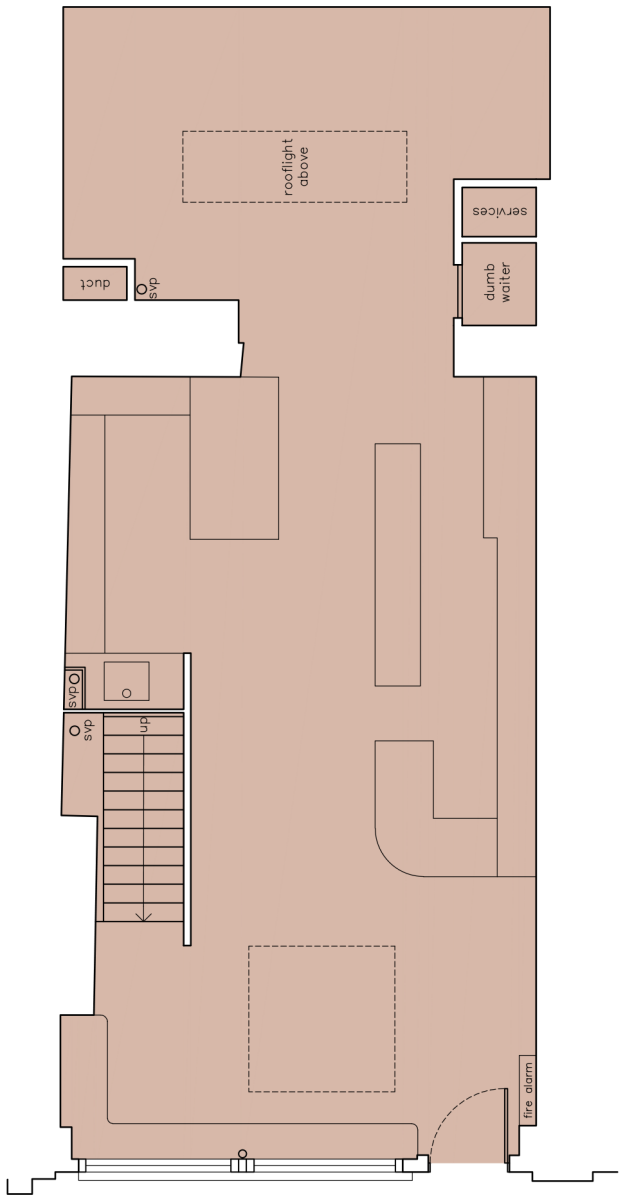
07511 902 073

Charlotte Roberts

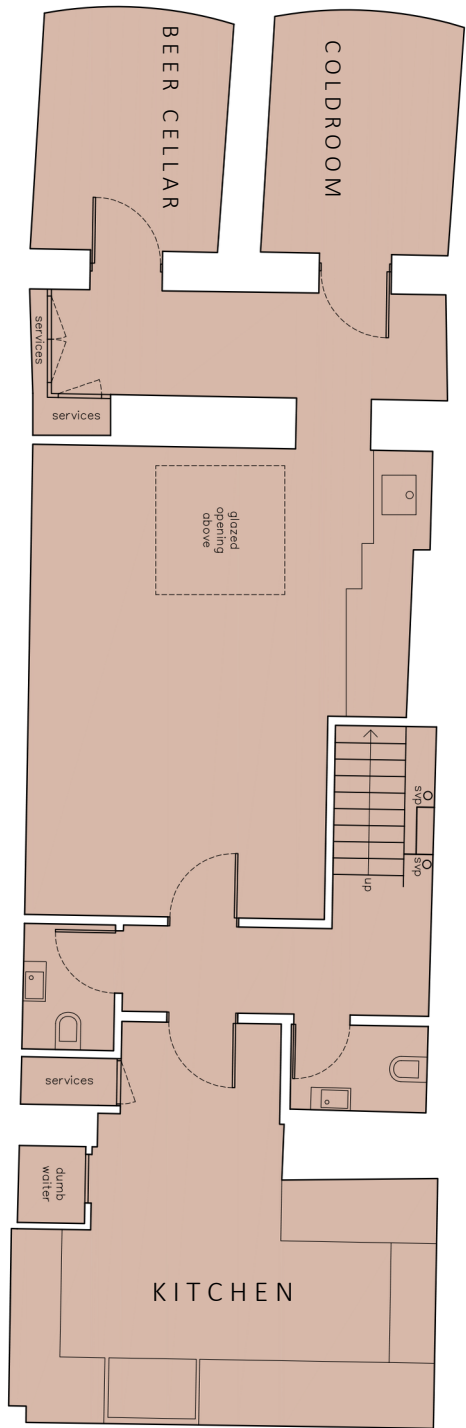
charlotte@brucegillinghampollard.com

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

“I love the hustle and bustle of residents and visitors enjoying the great mix of independent shops and restaurants.”

Lyn Harris, Founder
Perfumer H 19 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, 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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