

10 - 12 CHILTERN STREET

PROMINENT RETAIL UNIT | SUBJECT TO VACANT POSSESSION



Chiltern Street Marylebone W1

Behind every doorway you will find the makers of Portman Marylebone – florists, jewellers, tailors, designers and visionaries who bring this street to life. For food and drink, there is plenty to enjoy. Iconic coffee spots, contemporary bistros and a proper pub sit side by side. And at each end of the street sit Blandford Street and Dorset Street – home to exceptional dining, wellness and tailoring.

Take your time on Chiltern Street and you will quickly see why it is so loved. Its instantly recognisable red bricks and Victorian Gothic architecture makes Chiltern Street a must visit.

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MARYLEBONE



“London’s Coolest Street.”

Conde Nast Traveller

About the property

10 - 12 Chiltern Street is located in a prominent prime position on Chiltern Street opposite the Chiltern Firehouse. The unit is surrounded by occupiers such as New & Lingwood, Anatome, Trunk Clothiers, Shreeji News and The Hart.



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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	669	62.2
Basement	894	83.1
Total	1,563	145.3

Quoting Rent

£145,000 per annum.

Business Rates

[Visit the VOA website.](#)

EPC

73 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

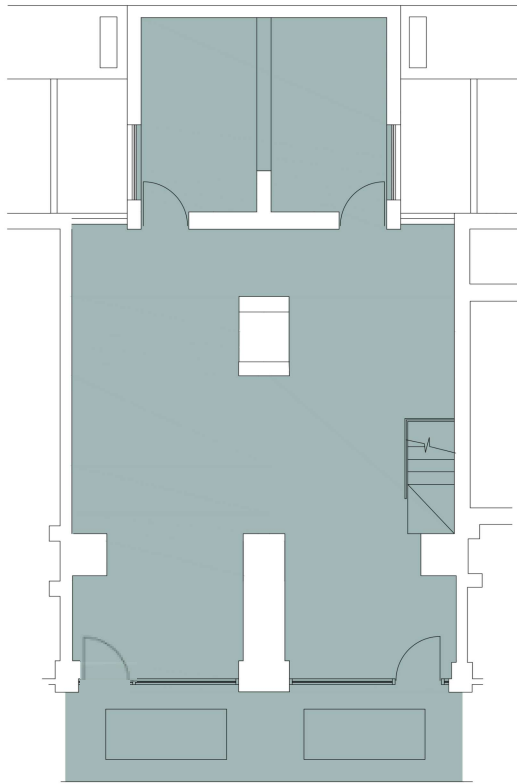
Lizzie Knights

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07511 902 073

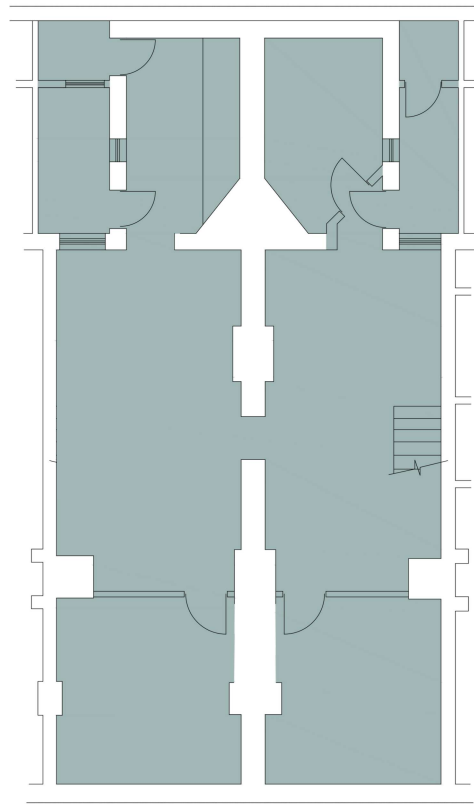
Emily Cann

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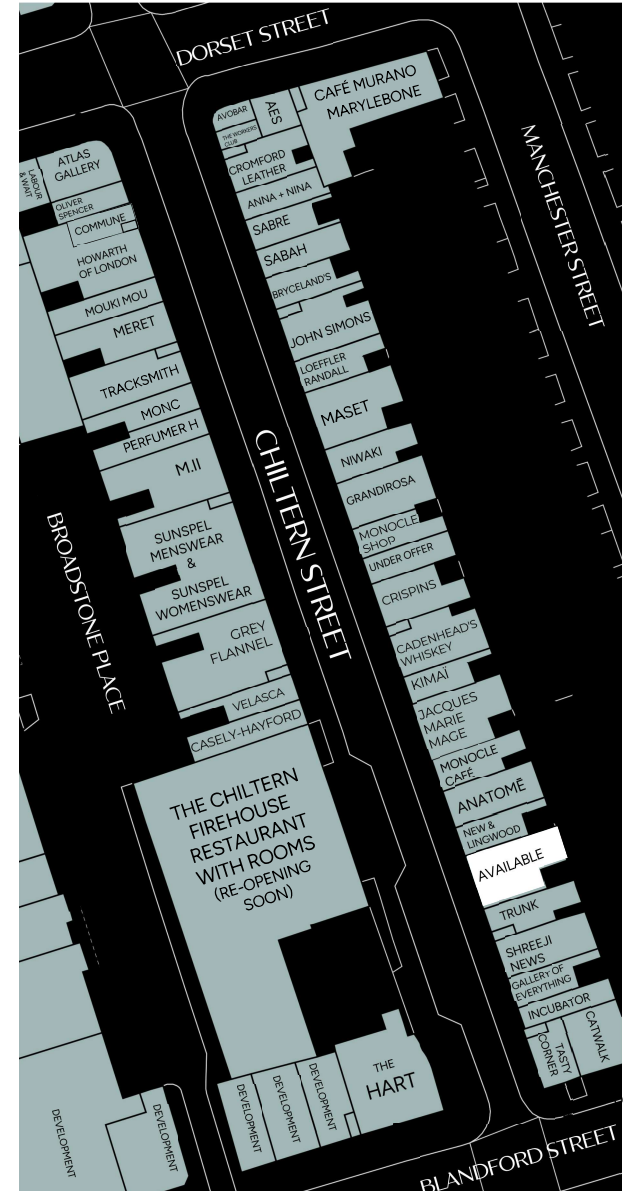
Floorplan and location



Ground Floor



Basement



A community with character

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

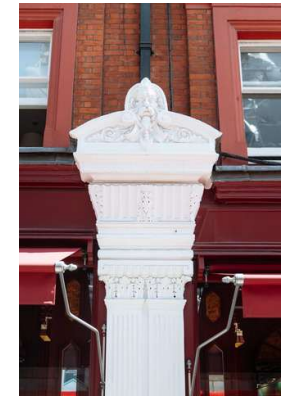
Home to some of London's most well known and recognised independent cafés, restaurants, hotels and shops, plus amenities, services and recognised names, it's a thriving community where businesses feel more like neighbours.

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 Winsor, 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



Whilst every effort has been made to ensure accuracy, no responsibility is taken for error, omission, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatsoever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and other outgoings. Please be advised that all offers made to The Portman Estate are subject to internal referencing and strength of covenant checks. The Portman Estate are under no obligation to accept any offers made to the Estate.

