

29 GEORGE STREET

PROMINENT RETAIL UNIT | SUBJECT TO VACANT POSSESSION



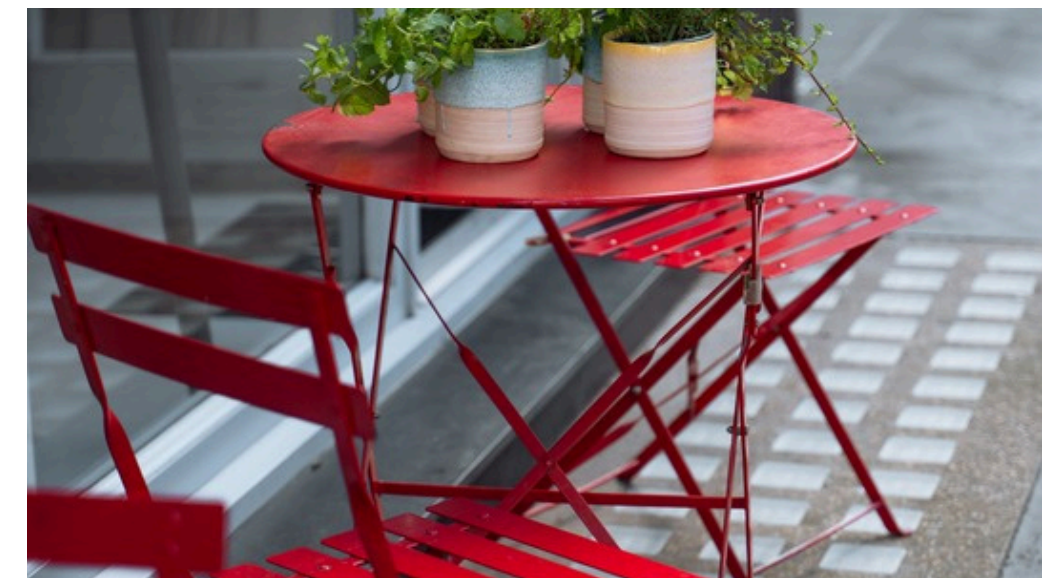
George Street Marylebone W1

George 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 Chiltern Street and Baker Street, George Street benefits from a captive catchment of stylist shoppers, affluent workers and discerning residents.

The area has been further enhanced by a new retail and leisure destination, Loxton Walk which adds 27,200 sq ft of new retail, restaurant and wellness space to the area. New tenants include **Atis**, **X-Club** and **X-Nourish**, two new restaurants by **Pachamama Group** and **Le Choux** among others.

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“One of the most beautiful and individual areas in all of London.”

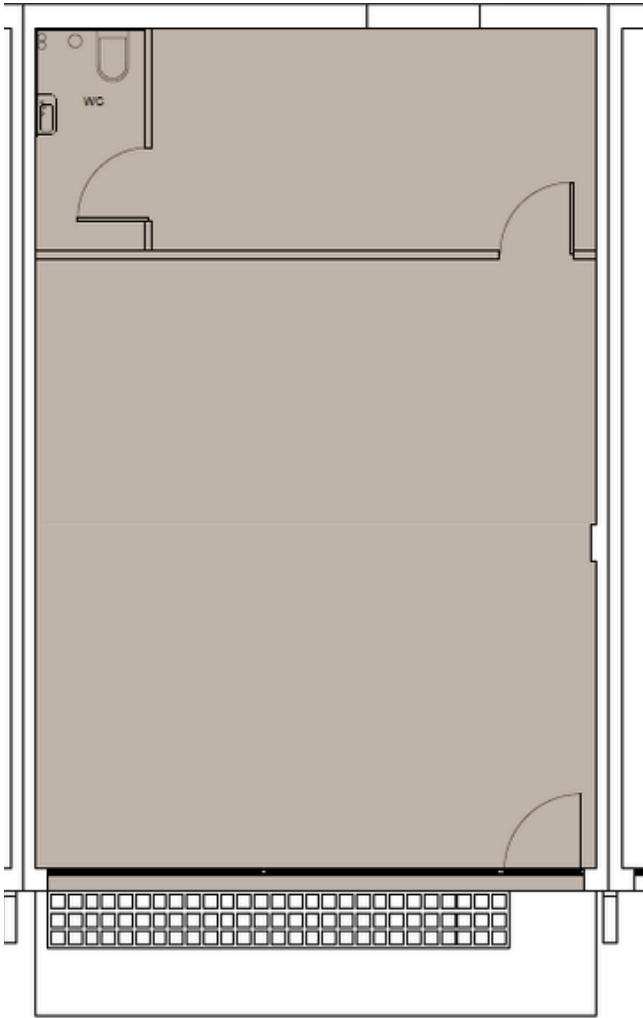
Melody Adams, Founder

Lurra, Donostia & Maset

9, 10 Seymour Place & 40 - 42 Chiltern Street

About the property

29 George Street is a Ground Floor retail unit conveniently located just a minute's walk from Baker Street and Loxton Walk, within close proximity to a range of local amenities. Nearby occupiers include Souli, Jovonna, Food Philosophy and a new restaurant by Empire Empire, launching soon.



Ground

GEORGE STREET

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Tenure

Subject to vacant possession, the property will be available from January 2027 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	678	62.98
Total	678	62.98

Quoting Rent

£60,000 per annum

Business Rates

Visit the [VOA website](#).

EPC

47 B

Handover Specification

The property will be handed over as seen with loose fixtures and fittings removed.

Viewings

Viewings are strictly through our sole agents.

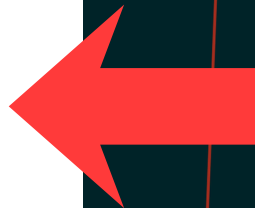
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Location

LOXTON — WALK
MARYLEBONE W1



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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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