

26 - 28 SEYMOUR PLACE

PROMINENT RETAIL UNIT | SUBJECT TO VACANT POSSESSION



Seymour Place Marylebone W1

Seymour Place is a foodie's paradise where exceptional food, culture and creativity come together.

Known for its collection of independent cafés, restaurants, pubs and specialist food stores, the street has built a reputation for exciting culinary concepts and celebrated emerging talent. It's also home to fantastic galleries and independent shops including its very own independent book shop and French épicerie.

Whether you're stopping for a leisurely coffee, exploring global flavours, finding the perfect new literary recommendation or simply soaking up the atmosphere, Seymour Place offers an authentic experience of London living at its best.

PORTMAN
MARYLEBONE



“The perfect place to enjoy
your morning coffee”

Cedric Badel, Founder
So French, 21 Seymour Place

About the property

26 - 28 Seymour Place is a prominent double unit located on the east side of the street, close to the junction with Upper Berkeley Street. Nearby operators include The Portman, AngloThai, So French and Mandy Zhang Art.



PORTMAN
MARYLEBONE

Tenure

Subject to vacant possession, the property will be available from February 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	1,042	96.8
Basement	1,210	112.4
Total	2,252	209.2

Quoting Rent

£85,000 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

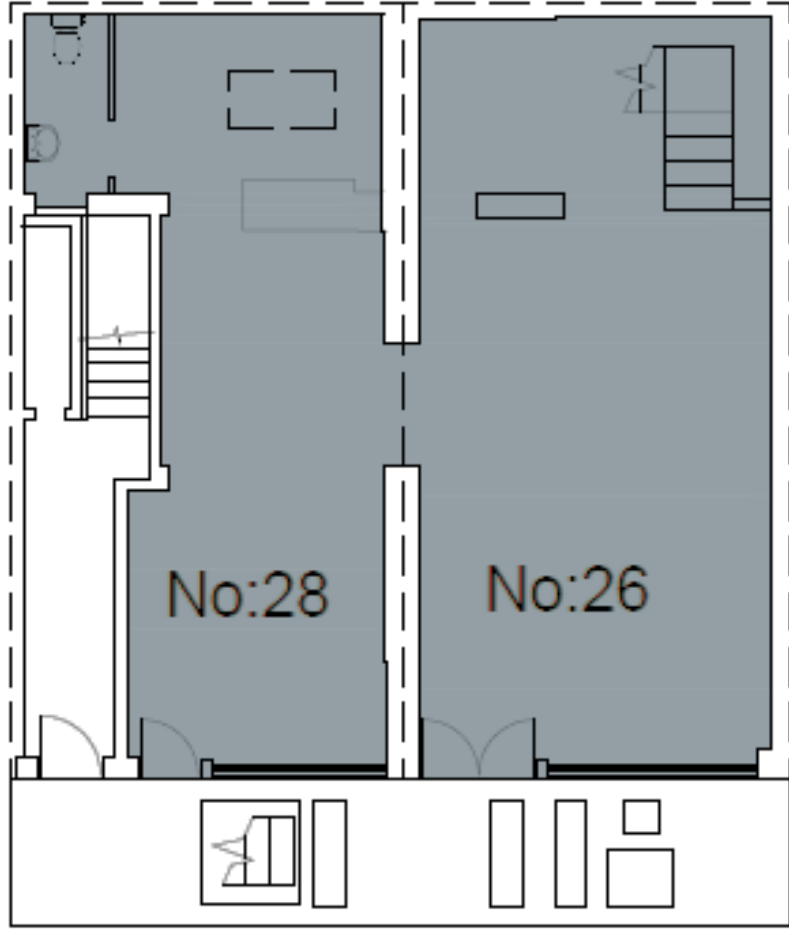
Viewings are strictly through our sole agents.

**BRUCE
GILLINGHAM
POLLARD**

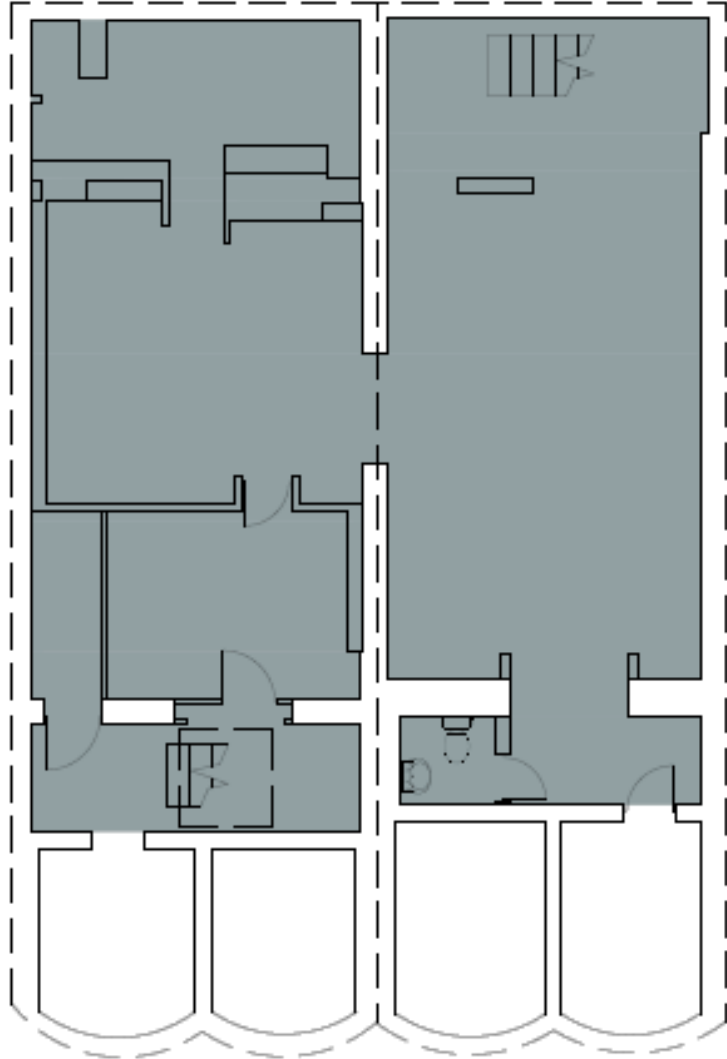
Lizzie Knights
lizzie@brucegillinghampollard.com
07511 902 073

Emily Cann
emilyc@brucegillinghampollard.com
07595 267 866

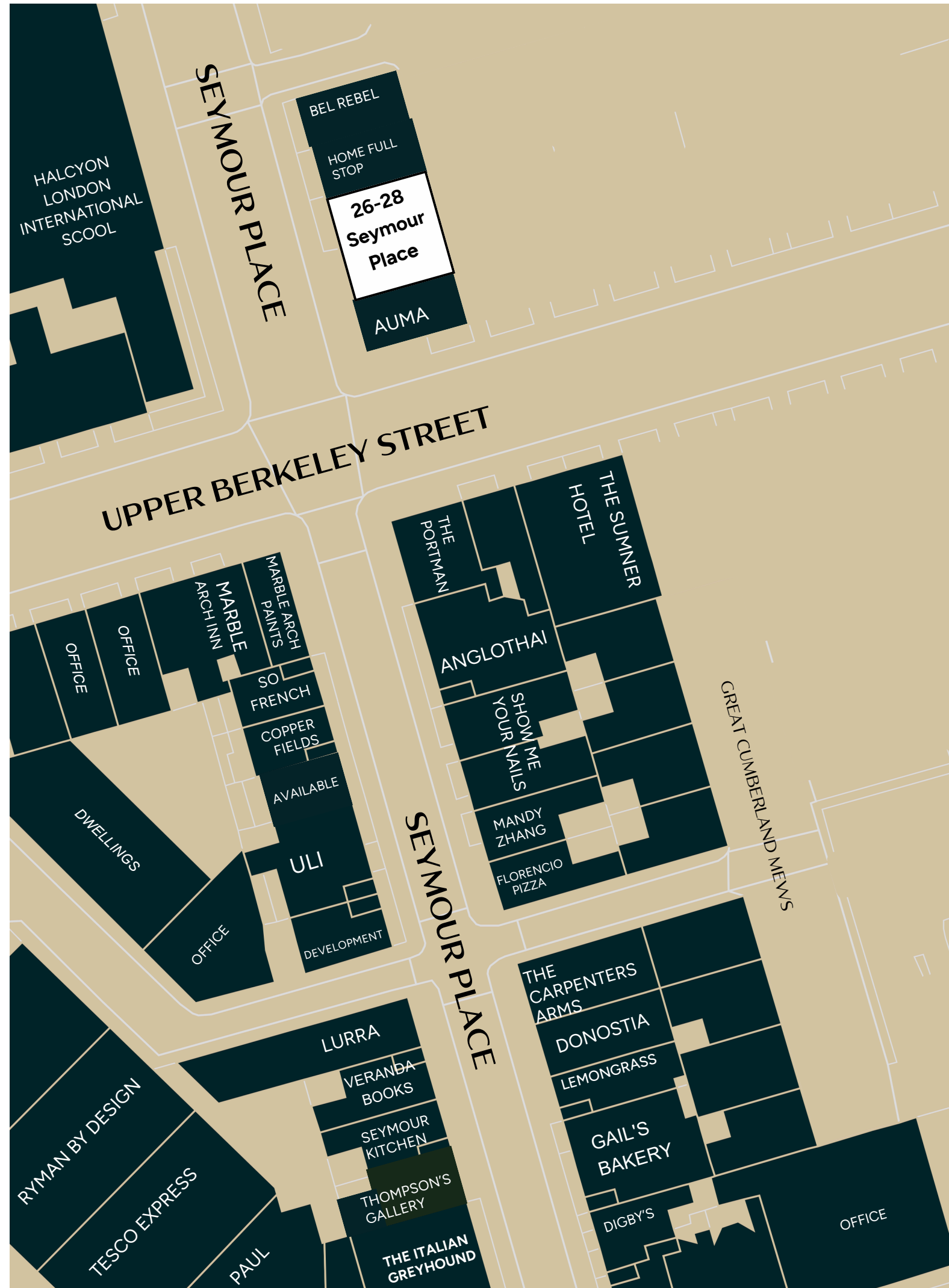
Floorplan and location



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



PORTMAN
MARYLEBONE



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



THE
PORTMAN
ESTATE

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.

Certified



Corporation