



# GENIUS GROUP

Specialist in leisure & retail property since 1994

ON BEHALF OF MERLIN ENTERTAINMENTS



TWO RETAIL /  
RESTAURANT / CAFÉ  
OPPORTUNITIES

MARYLEBONE ROAD, LONDON, NW1 5LR



Viewing is strictly by prior appointment with Genius1Group:

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3 Middleton Place, Fitzrovia, W1W 7TB

## Description

Located within the heart of Marylebone Road within the world-famous Madame Tussauds, surrounded by a host of attractions and amenities and close to Marylebone High Street, Baker Street, Regent's Park and The Royal Academy of Music.



Madame Tussauds is one of the most popular and visited museums in London and is always packed with an average 2,500 visitors per day and 7,000 on school holidays. The premises are situated nearby Baker Street, Regent's Park, and Marylebone train stations.

The two Unique opportunities are offered as follows:

Retail 1 External Retail/ Mezz	500 sq ft Plus outside seating and dual access via Tussauds retail shop
Retail 2 Internal Retail Café	750 sq ft 150 sq ft – Kitchen / Storage

## Lease

Base Rent and t/o terms TBA subject to covenant.

## Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.



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