

The Beehive
7 Homer Street
Marylebone
LONDON
W1H 4NX

Pub To Let
Or
Freehold Sale
(Entire Building)



- Situated in the heart of Marylebone
- Newly refurbished property
- In developer's shell condition ready for fit out
- Landlord contribution up to £150,000 available towards fit out costs
- Potential for public house or restaurant use
- Freehold sale considered



DRAKE
& COMPANY

PROPERTY CONSULTANTS

LOCATION

The Beehive is situated in the heart of Marylebone, minutes from Marylebone station and Edgware Road station and a short walk to local shopping amenities. The pub is in a mixed use area surrounded by both business and residential occupiers.

PROPERTY

Traditional character terraced public house. Following the creation of a new entrance to the upper parts the property will comprise the following areas:

Basement	701.8 sq ft	65.2 sq m
Ground Floor	451.01 sq ft	41.9 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

THE OPPORTUNITY

The property has recently undergone a major refurbishment which is nearing completion and is ready for a tenant to take occupation. The landlord is willing to make a financial contribution up to £150,000 towards the fit out of the property by the ingoing tenant, subject to covenant.

RATING ASSESSMENT

To be reassessed following completion of works.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

TERMS

We are instructed to invite rental offers on the basis of a new free of tie lease on full repairing and insuring terms, subject to 5 yearly upward only rent reviews. Our client will also consider a freehold sale of the entire building.

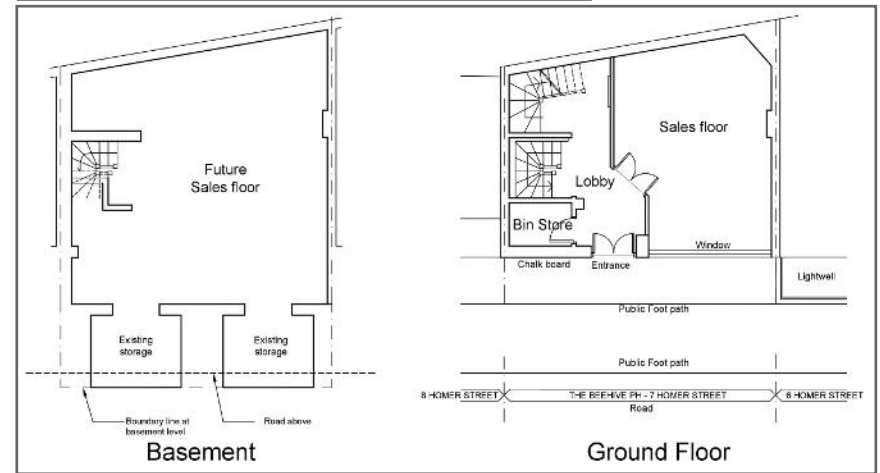
VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.