



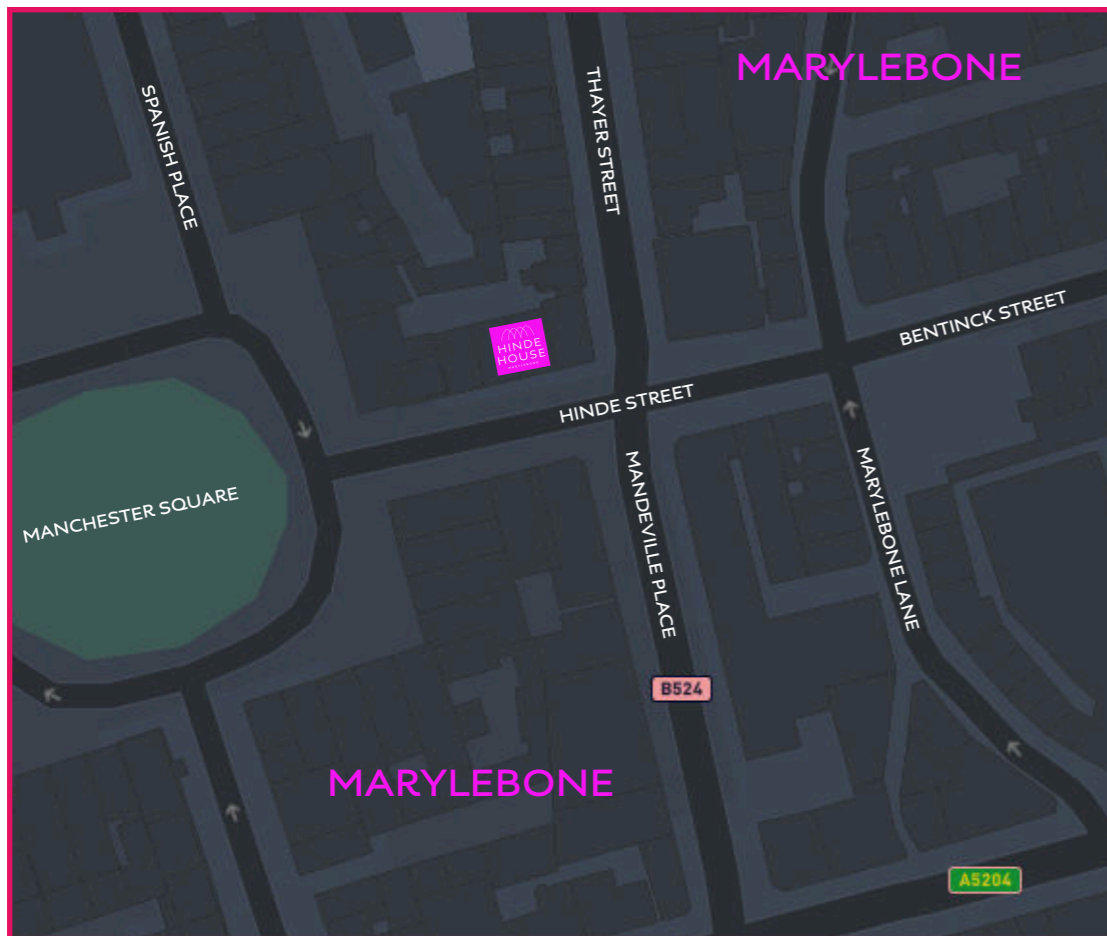
14 HINDE ST, LONDON W1U 3BG



Hinde House in a nutshell

An array of shopping, eating and lifestyle experiences in a picturesque setting, surrounded by period architecture and attractive green spaces. Culture, community and a collective spirit that is unique to Marylebone Village

Location



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Hinde is where the heart is

Marylebone is an affluent residential district in the West End of London and boasts one of the world's most popular retail and leisure destinations. It is home to key occupiers including The King's Fund, BBC, BDO LLP as well as Wigmore Hall and the private member's club, Home House. The premises are located near the prominent junction of Thayer Street and Hinde Street, close to the junction with Marylebone High Street. High quality retailers in the vicinity include Browns Bride, Yves Delorme, Theory, Hippy Fish and Balibaris.



Take advantage of London's strong domestic demand

Marylebone High Street is ranked in the top ten by footfall of the leading shopping streets in London (UK) with 1656 pedestrians per hour. It has pivoted towards an events-based retail offering in recent years. Summer festivals and so called 'shopping and dining days' have followed pedestrianisation of 'Marylebone Village'.

London as a whole performs extremely well on the European stage taking the top spot in Top Luxury Prime High Streets (Regent Street) and second in Mass Market Prime High Streets (Oxford Street) out of a total of 130 streets in 34 European cities, including 19 capital cities.

However, London's retail market has not been immune to the challenges faced by the sector in recent years. Structural changes due to a strong online shift were accelerated by the onset of the global pandemic. However, the return of white-collar workers to offices and the resumption of tourism HAS revived London's international appeal as a top shopping and prominent cultural destination. Physical stores able to attract local customers by providing innovative experiences will take advantage of London's strong domestic demand.



*Source:BNP Paribas pan-european analysis key global and lifestyle cities 2021-2022)

Footfall



1656

PEDESTRIANS PER HOUR*



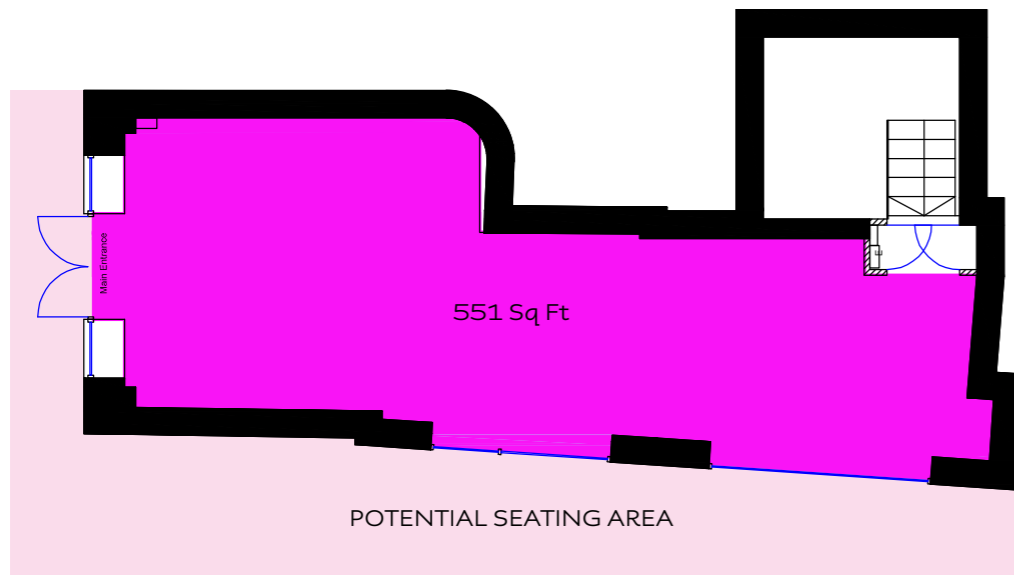
HOUSE
The Deluxe
14

Unit 14 provides 1,112 sq ft of retail space over ground and lower ground floors with access through the shop front onto Hinde Street and a prominent return frontage onto Thayer Street providing excellent visibility to a strong footfall. The rateable value is £47,000 p.a. The EPC rating is D-89.



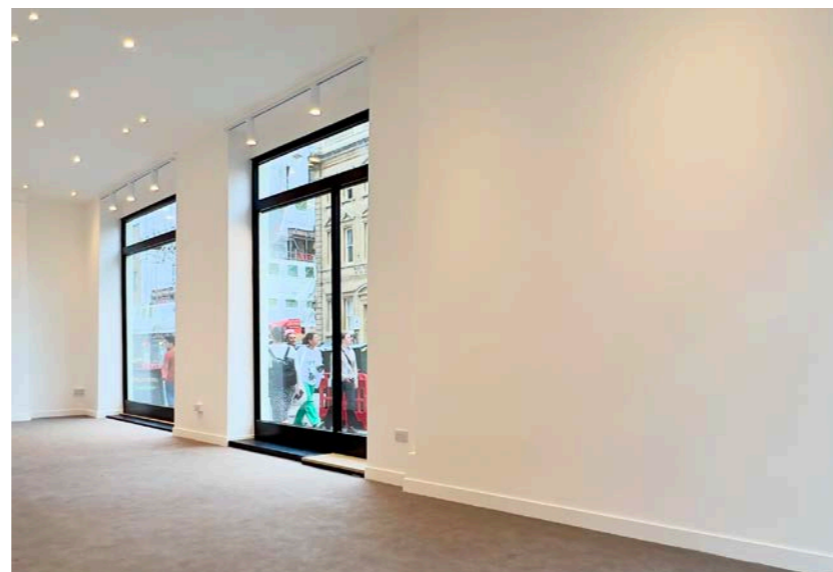
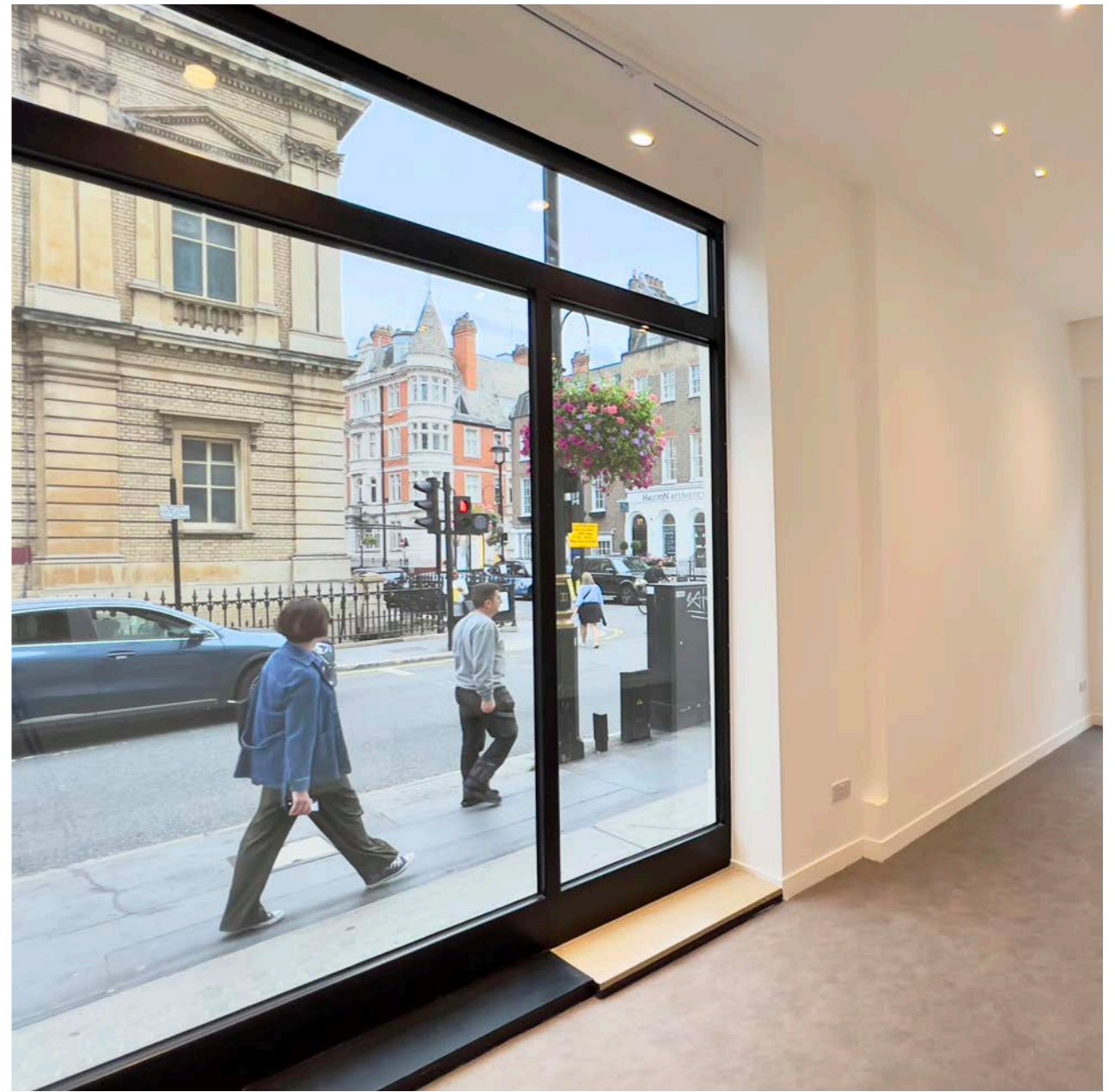
The ground floor retail space is light airy and column free.

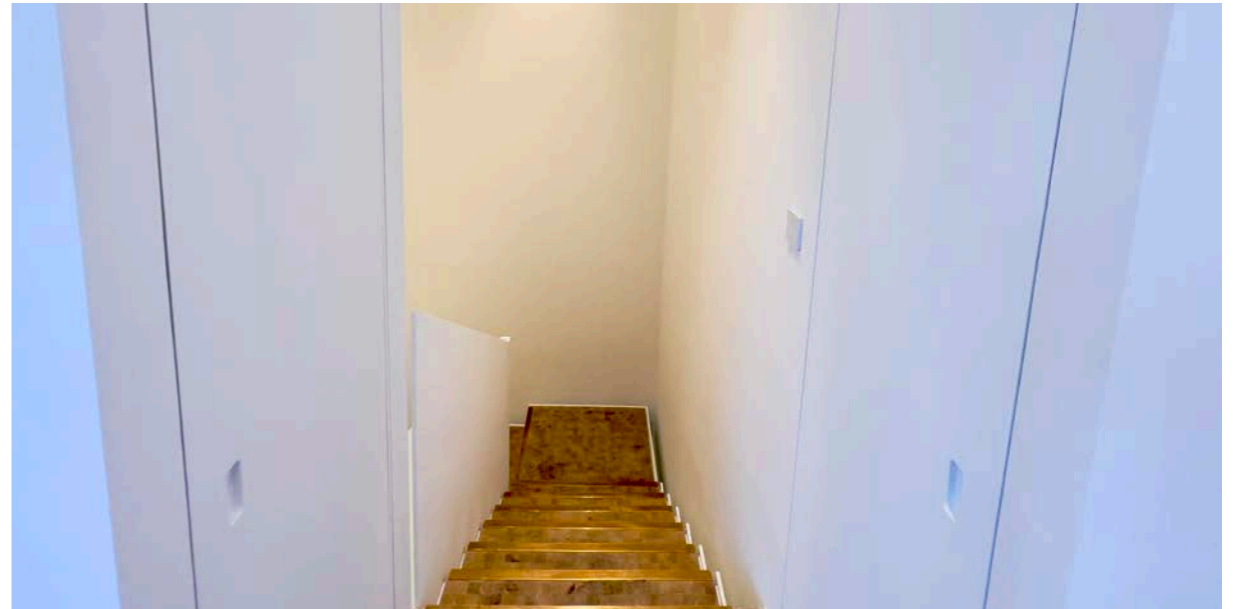
Ground Level



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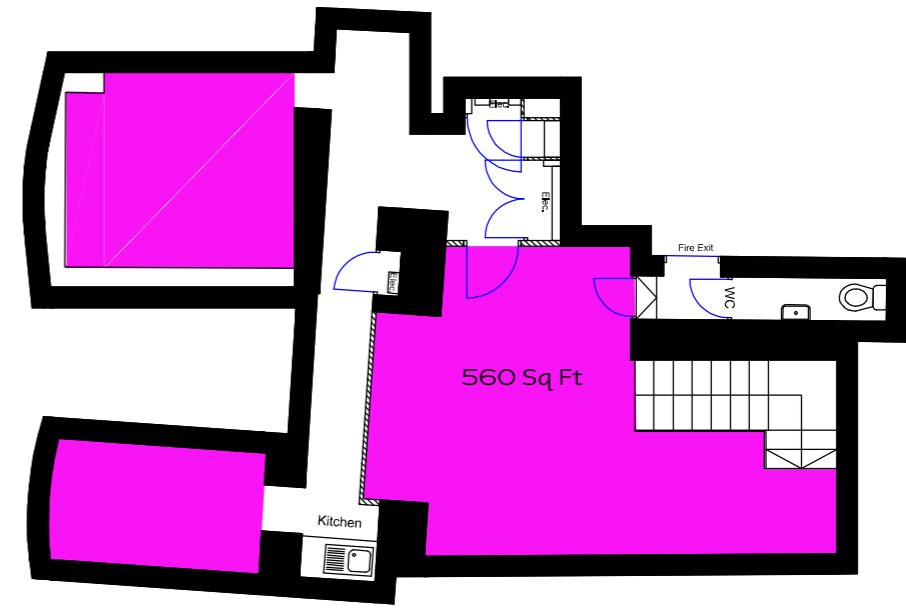
Both windows on the Thayer Street frontage are in excess of 3 metres in height and flood the ground floor with natural light. The gross frontage is 3.66m and the return frontage is 5.8m. The ground floor area is 551 sq ft.





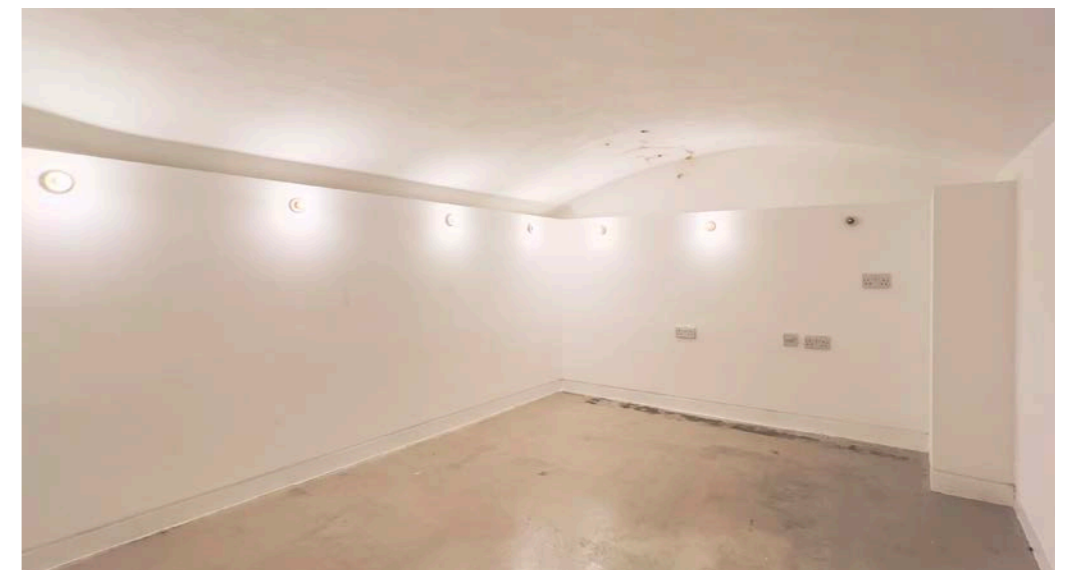
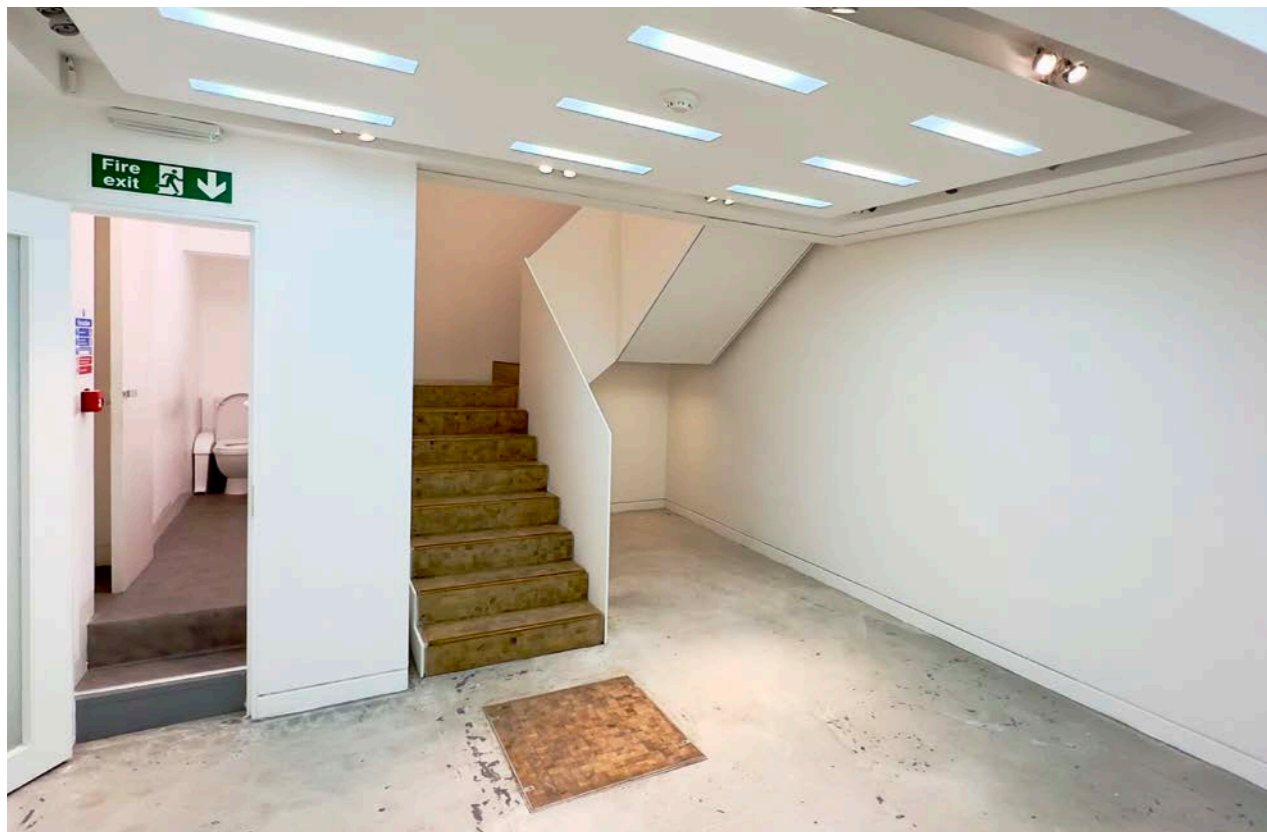


Lower Ground



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The lower ground floor provides retail space of 251 sq ft, a WC and a Kitchen of 116 sq ft. The vaults are 194 sq ft and fitted as storage and further flexible space.





Fire exit



Marylebone Village offers so much more than just retail

Marylebone Village offers an array of shopping, eating and lifestyle experiences in a picturesque setting, surrounded by period architecture and attractive green spaces. Culture, community and a collective spirit that is unique to its location.

Howard De Walden work particularly hard to promote a collective spirit within the vibrant community through the annual community events programme including the Marylebone Summer Festival, Marylebone Christmas Lights, Marylebone Food Festival and Marylebone Design District, part of London Design Festival. Marylebone Village has become one of London's most acclaimed shopping and dining areas. With a high street combining prestigious brands and creative independents, Marylebone Village is a unique location to establish a shop or restaurant.

Marylebone continues to attract visitors by providing what online shopping fails to do - the shop to you drop experience. The 'shopping and dining days' are a case in point. Within an agreed 24 hour period, retailers and restaurants advertise their special prices, promotions and menus as a collective to draw footfall and increase per head spend - and it works!



Hinde is where the heart is



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