



green
&partners

117-129
BAKER
STREET

LONDON, W1

ATTRACTIVE, MIXED USE, LONDON
INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

- Highly prominent Freehold ownership with extensive Baker Street Frontage and a return onto Bickenhall Street;
- Located diagonally opposite Baker Street Underground Station benefiting from over 21.5 million passenger movements a year;
- Well-configured mixed- use retail parade comprising four retail units. The upper parts contain 22 flats, which have been sold off on a long lease;
- Retail accommodation extending to approximately 6,135 sq ft (569.9 sq m) over ground and basement levels;
- Net passing rent of £491,000 per annum exclusive;
- Strong income profile with 75% of the income secured to established national multiple tenants Bill's Restaurants and Robert Dyas;
- Strong tenant trading feedback. Robert Dyas has recently signed a reversionary lease;
- Attractive Weighted Average Unexpired Lease Term of 9.1 years to expiry (no breaks).

PROPOSAL

We are instructed to invite offers in excess of **£7,550,000 (Seven Million, Five Hundred and Fifty Thousand Pounds)**. Subject to Contract & Exclusive of VAT, reflecting a **Net Initial Yield of 6.1%** assuming graduated purchasers costs.



London, Freehold Investment in Marylebone



 *Over 21.5million*

ANNUAL PASSENGER MOVEMENTS THROUGH
BAKER STREET UNDERGROUND STATION

LOCATION



Located in Marylebone, Baker Street is a vibrant, high-footfall commercial thoroughfare, comprising a diverse mix of national multiple and independent retail and leisure operators.

Baker Street forms a key link between Marylebone Village and the wider West End, benefitting from its proximity to Oxford Street to the south and Regent's Park to the north. Retail demand is underpinned by a strong surrounding catchment of affluent residents, premium office accommodation and a significant working population.

The pitch offers a well-balanced retail environment, characterised by a blend of high street brands, boutique retailers and convenience-led occupiers including supermarkets, banks and cafés, catering to both local residents and the wider workforce.

Strategically located within Zone 1, the property benefits from strong transport links; approximately 21.5 million passengers pass through Baker Street Underground Station per annum (TfL) and contribute strong levels of footfall to the vicinity.

The area continues to benefit from substantial investment, with recent and proposed developments enhancing the retail and leisure offering. 25 Baker Street, completed in late 2025 and provides approximately 204,000 Sq Ft of office space alongside 28,000 Sq Ft of retail and restaurant accommodation, residential units and a new publicly accessible courtyard. Further investment is planned at 50 Baker Street, where a net-zero carbon scheme is expected to deliver approximately 200,000 Sq Ft of office space, residential accommodation and new cultural space, with completion anticipated around 2029.

Baker Street also benefits from significant tourist and cultural footfall, with nearby attractions including The Sherlock Holmes Museum and Madame Tussauds London, alongside institutions such as London Business School and The Wallace Collection.



THE AREA IS FURTHER ENHANCED BY ITS PROXIMITY TO THE EXTENSIVE GREEN SPACES OF REGENT'S PARK AND HYDE PARK.



WESTMINSTER

Baker Street forms a key link between Marylebone Village and the wider West End



REGENT'S
PARK

KING'S CROSS

REGENT'S
PARK

GREAT PORTLAND
STREET

MADAME
TUSSAUDS

CITY OF
LONDON

MARYLEBONE
HIGH STREET

THE SHARD

OXFORD CIRCUS

BOND STREET

SELFRIDGES

EUSTON

117-129
BAKER
STREET
LONDON, W1

CHILTERN STREET

BAKER STREET

BAKER STREET

MARYLEBONE ROAD

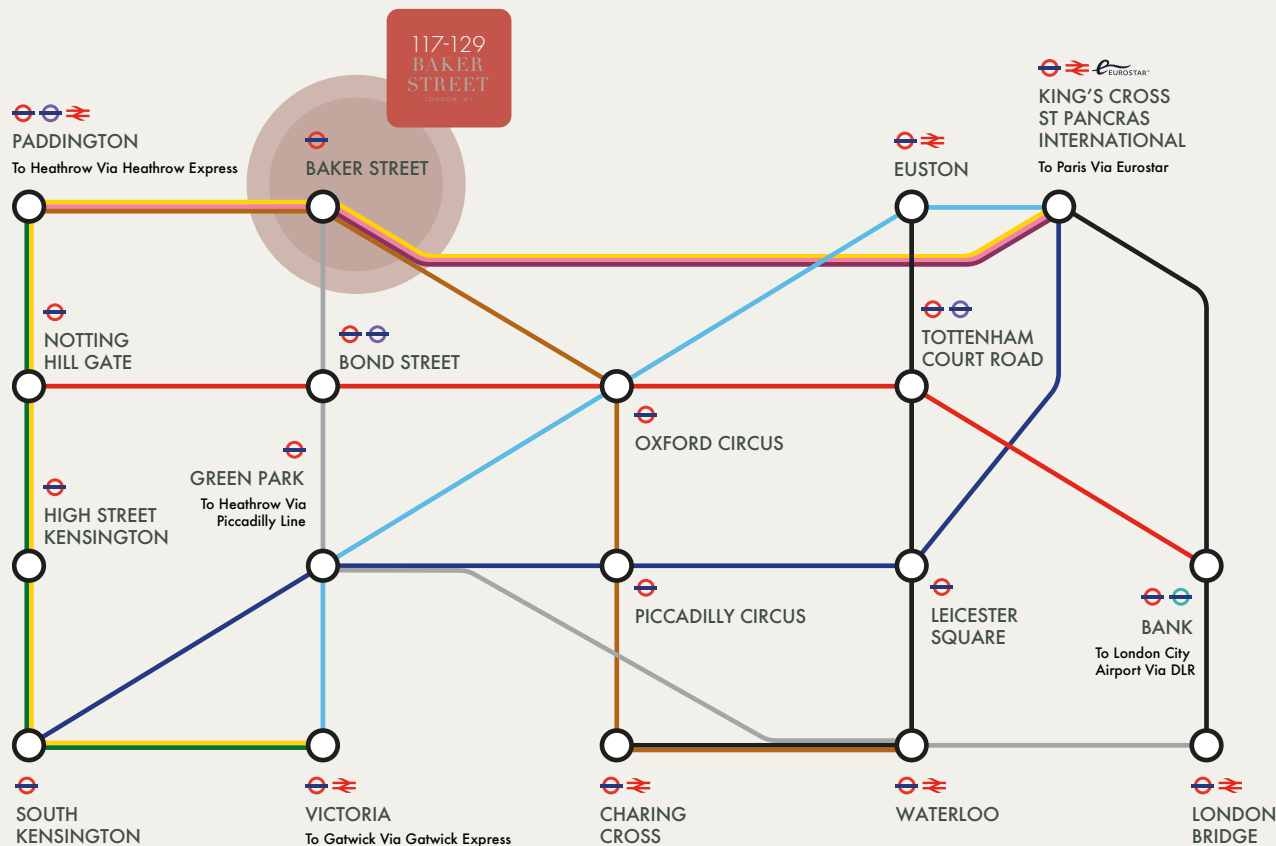
205,000
RESIDENTS

47,000+
BUSINESSES

75%
AGED 16-64

1 mil+
DAYTIME POPULATION

Low
VACANCY RATES



Marylebone Station is located approximately a **7-minute walk** from the property, providing Chiltern Railways services to destinations including Oxford, Birmingham and the Midlands. In addition, Paddington Station is approximately **10–12 minutes away via the Underground**, offering additional national rail services and easy access to Heathrow Airport. **King's Cross St Pancras** can be reached in around **10 minutes via the Underground**, providing extensive national rail services and international Eurostar connections.



Baker Street forms part of the A41 and connects directly with Marylebone Road, providing access to the wider Central London road network and the A40 for routes towards the M40 motorway and the West.



Numerous bus routes operate along Baker Street and Marylebone Road, linking the area with destinations including Oxford Circus, Victoria, Paddington and St John's Wood.



Heathrow Airport is located approximately **17 miles (27 km)** west of the property and can be reached via the A40 / M40 corridor or in around **15 minutes from Paddington via the Heathrow Express**, providing convenient domestic and international connections.

CONNECTIVITY

BAKER STREET BENEFITS FROM EXCELLENT CONNECTIVITY.

Baker Street Underground Station is situated approximately **1 minute's walk from the property** and is one of London's best connected Underground stations, serving the Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines.

BOND STREET	3 MINS
REGENT'S PARK	5 MINS
WESTMINSTER	7 MINS
KING'S CROSS ST PANCRAS	10 MINS
LIVERPOOL STREET	14 MINS

SITUATION & DESCRIPTION

THE BUILDING OCCUPIES A PREDOMINANT POSITION AT THE NORTHERN END OF BAKER STREET AT ITS JUNCTION WITH MARYLEBONE ROAD AND DIAGONALLY OPPOSITE BAKER STREET UNDERGROUND STATION.

The area is an established office and retail location, benefitting from a strong mix of cafés, restaurants and convenience-led operators.

Nearby occupiers include Sainsbury's, Nando's, Pizza Express and McDonald's, alongside a range of grab and go food operators such as Buns at Home, Chopstix, Itsu, Gails, Sushidog & Joe & The Juice.

117-129 Baker Street is an attractive period building arranged over basement, ground and five upper floors,

comprising retail and residential accommodation with a prominent frontage onto Baker Street and a return frontage on Bickenhall Street.

The retail accommodation is arranged across four units at ground and basement levels, extending to approximately 6,135 Sq Ft (569.9 Sq M).

The residential element, known as York Mansions, comprises 22 flats arranged over the upper floors, with separate access from Bickenhall Street. The flats have been effectively sold off on a long leasehold until 24/03/2993.

TENURE

The Property is held Freehold. (Title No. LN105479).



117-129
BAKER
STREET



TENANCY

Unit	Tenant	Ground (Sq Ft)	Ground ITZA	Basement (Sq Ft)	Vaults (Sq Ft)	Total (Sq Ft)	Lease Start	Lease Expiry	Next Rent Review	Unexpired Term (Years)	Passing Rent	Zone A Rent (Per Sq Ft)	% of Income	Comments
119-121	Bills Restaurants Ltd	1,482	1,024	853	144	2,479	21/11/2022	20/11/2037	22/11/2027	11.6	£207,500	£194	42%	Guarantor: Caprice Holdings Limited
123	Mountbridge Ltd t/a Shawarma & More	396	344	0	0	396	02/10/2021	01/10/2036	02/10/2026	10.5	£70,000	£203	14%	Tenant did not exercised their break on 02/10/2026 Personal Guarantor: Mustaq Ali.
125-127	Robert Dyas Holdings Ltd t/a Robert Dyas	1,456	796	1,016	252	2,724	22/09/2023	21/09/2033	22/09/2028	7.4	£160,000	£187	33%	Reversionary Lease completed Dec-25 for a further 5 years from Sept 2028. Day 1 review in 2028, upwards only.
129	Wok to Walk Baker Limited t/a Wok to Walk	208	208	257	35	536	12/02/2013	11/02/2028		1.8	£47,500	£214	10%	
117-129	York Mansions (Baker Street Limited)	-	-	-	-	-	24/06/1994	23/06/2993	24/06/2044	967.8	£6,000		1%	22 flats sold off on a long leasehold. Next rent review on 25/06/2044, upwards only, linked to RPI.
Combined Totals		3,146	2,372	2,126	431	6,135				9.0	£491,000			

INCOME ANALYSIS

£491,000
ANNUAL
CURRENT NET
INCOME

75%
INCOME SECURED
TO NATIONAL
MULTIPLE TENANTS

90%
INCOME SECURED
FOR MORE THAN 7
YEARS

9.1
YEARS
WAULT TO
EXPIRY



COVENANTS

Robert Dyas

33%
OF INCOME

100
STORES

Robert Dyas is a well-established UK home and garden retailer, founded in 1872, with c.90–100 stores nationwide and a growing estate. Known for its practical product range and strong high street presence, it has built a reputation as a trusted destination for household, DIY, and garden essentials.



42%
OF INCOME **Bill's**

Bill's Restaurants is a well-established UK all-day dining brand, founded in 2001, with c.45–50 locations nationwide and a growing estate. Known for its relaxed atmosphere, seasonal menus, and consistent quality, it has built a strong reputation as a go-to neighbourhood restaurant.





14%
OF INCOME

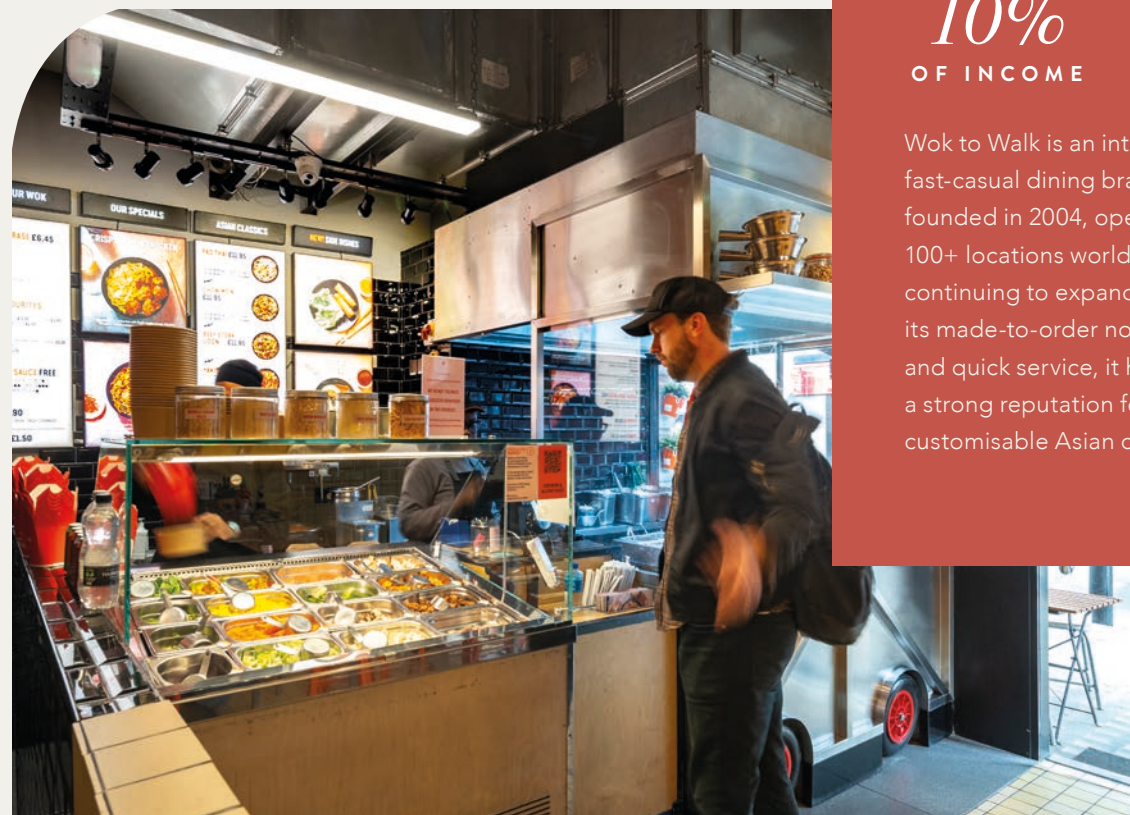
Shawarma & More is an independent operator trading from a single location on Baker Street, with the lease supported by a personal guarantee.



WOK
TO WALK

10%
OF INCOME

Wok to Walk is an international fast-casual dining brand, founded in 2004, operating 100+ locations worldwide and continuing to expand. Known for its made-to-order noodle dishes and quick service, it has built a strong reputation for fresh, customisable Asian cuisine.



PLANNING

THE PROPERTY IS NOT LISTED,
BUT LIES WITHIN THE PORTMAN
ESTATE CONSERVATION AREA.



VAT

The property is elected for VAT. A sale is expected to be treated as a TOGC (Transfer of a Going Concern).

EPC

119-121 Baker Street – B32

123 Baker Street – B39

125-127 Baker Street – C71

129 Baker Street – B46

AML

In order to comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation. These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.

117-129 BAKER STREET

LONDON, W1

PROPOSAL

We are instructed to invite offers in excess of **£7,550,000 (Seven Million, Five Hundred and Fifty Thousand Pounds)**. Subject to Contract & Exclusive of VAT, reflecting a **Net Initial Yield of 6.1%** assuming graduated purchasers costs.



WATCH
VIDEO



117-129 BAKER STREET

LONDON, W9

For further information or to arrange
an inspection, please contact:

ED SMITH

+44 7817 771 005

ed.smith@greenpartners.co.uk

WILL CIVIL

+44 7950 700 182

will.civil@greenpartners.co.uk

ALEX MURRAY

+44 7498 269 560

alex.murray@greenpartners.co.uk

**green
&partners**

Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. MAY 2026