

RETAIL / OFFICE TO LET

82 Bell Street, Marylebone, London NW1 6SP

Commercial Space 380 sq. ft (35 sq. m) approx.



- Available on a new lease
- Prominent street corner location
- Excellent transport links
- 5 min walk to Edgware and Marylebone
- Internal storage
- Use class E

Viewing and Further Information:

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LOCATION

The shop is situated on the corner of Bell Street and Daventry Street, close to the junctions of Edgware Road, Lisson Grove and Marylebone Road. The property is a 5-minute walk to both Edgware Road Station (Circle, District, Hammersmith & City and Bakerloo Lines) and Marylebone Station. Edgware Road shopping centre is a short walk away.

DESCRIPTION

The property comprises a vacant retail unit, providing an open plan ground floor area. To the front there is a wraparound window façade fitted with rolling shutters. To the rear there is partitioned storage space.

Use Class: E

ACCOMMODATION

Total Internal Area: 380 sq. ft (35 sq. m) approx.

ENERGY PERFORMANCE (EPC)

Rating: C (72) – A copy of the certificate is available on request.

TENURE

Available on a new lease.

RENT

£23,000 per annum exclusive (no VAT)

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

BUSINESS RATES

The Rateable Value is: £12,750 per annum

*All applicants are advised to make their own enquiries with the local council.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 2nd November 2021

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