

PROMINENT OFFICE/RETAIL UNIT TO LET

111 BELL STREET, MARYLEBONE NW1 6TL

484 sq. ft (45 sq. m) approx.



PROMINENT OFFICE/RETAIL UNIT WITH EXCELLENT TRANSPORT LINKS

TO LET: £28,500 per annum

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

The premises comprise a self-contained ground floor office/retail space, fully carpeted throughout. To the rear of the property there is additional storage, modern kitchenette, and WC facilities.

LOCATION

The property is a 5-minute walk to both Edgware Road (Circle, District, Hammersmith & City and Bakerloo Lines) and Marylebone Stations. Edgware Road shopping centre is a short walk away.

The area has an abundance of amenities in the immediate vicinity, providing staff and visitors alike with a choice of various shops and restaurants.

RENT

£28,500 per annum

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

ACCOMMODATION

Total NIA: 484 sq. ft (45 sq. m) approx.

ENERGY PERFORMANCE (EPC)

39 | B

TENURE

Available on a new Full Repairing and Insuring lease on flexible terms.

RATEABLE VALUE

The Rateable Value is: £19,500

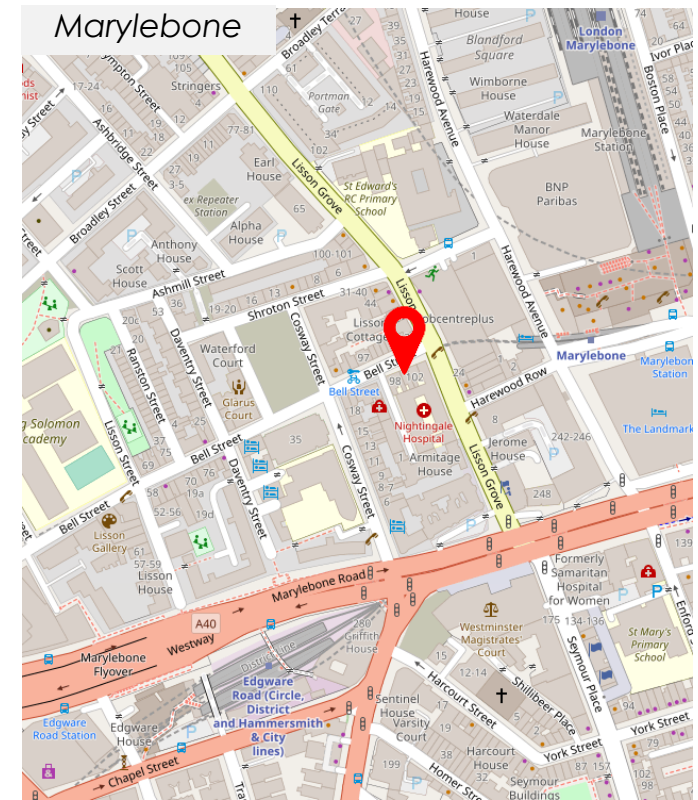
£9,750 payable approximately.

*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



VIEWING AND FURTHER INFORMATION

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