



106 Merton High Street  
London  
SW19 1BD  
Tel: 020 8715 9444  
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Email: enquiries@drakesfield.co.uk  
Web: www.drakesfield.co.uk  
Company Reg No: 3631397  
VAT Reg No: 736 3377 19

## SHOP TO LET



**67-69 BELL STREET, LONDON, NW1 6SX**

*As an accredited agent we are members of*





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## **67-69 BELL STREET, LONDON, NW1 6SX**

**Location:** The property is situated on prominent location just off main Edgware Road and yards to Edgware Road Underground Stations. Part of a variety of businesses & residential in the local vicinity.

**Description:** This double shop/office is based over ground & lower ground floor level.

Ground Floor: Approx 580Sqft  
Lower Ground Floor: Approx 750 Sqft  
**Total approx: 1330 sq ft**

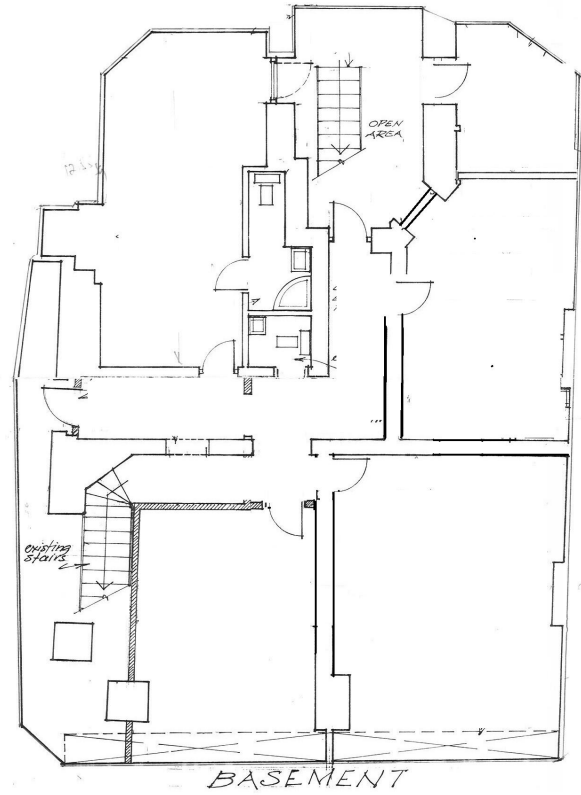
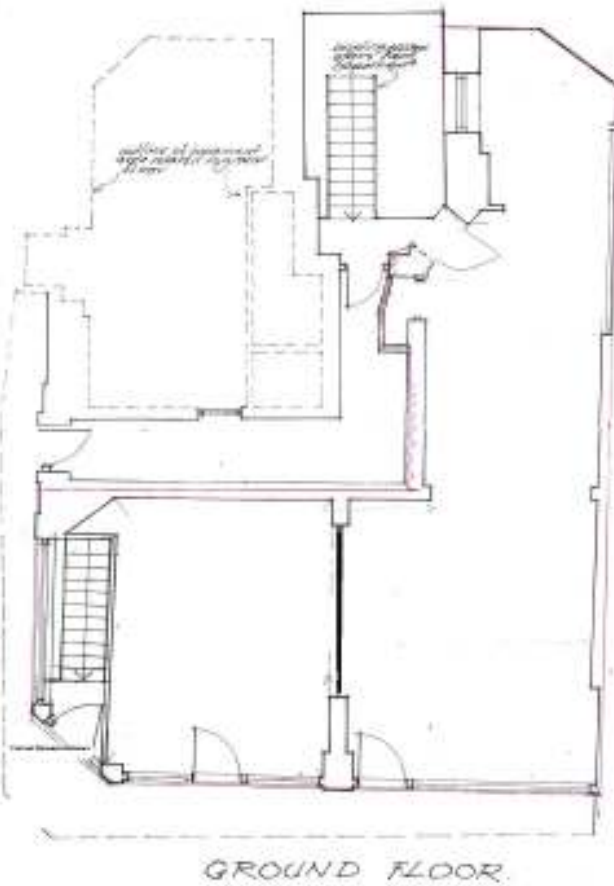
**Use:** The property has **A1/A2** Use (Rely on your own search).

**Tenure:** The property is to be let on a new FRI Lease with a rent in region of £40,000 pax.

**Legal Costs:** Both parties' legal costs are to be borne by the ingoing tenant.

***All viewings & correspondents Strictly via Drakesfield***

**Floor Plan:**





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Map:



**ALL TERMS & CONDITIONS ARE NEGOTIABLE**

*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*

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