

TO LET

Self-Contained Lower Ground Floor Premises with Natural Light

# HAMPSTEAD LODGE, 77-81 BELL STREET

LONDON NW1 6TA

Lower Ground Floor  
1,411 SQ FT

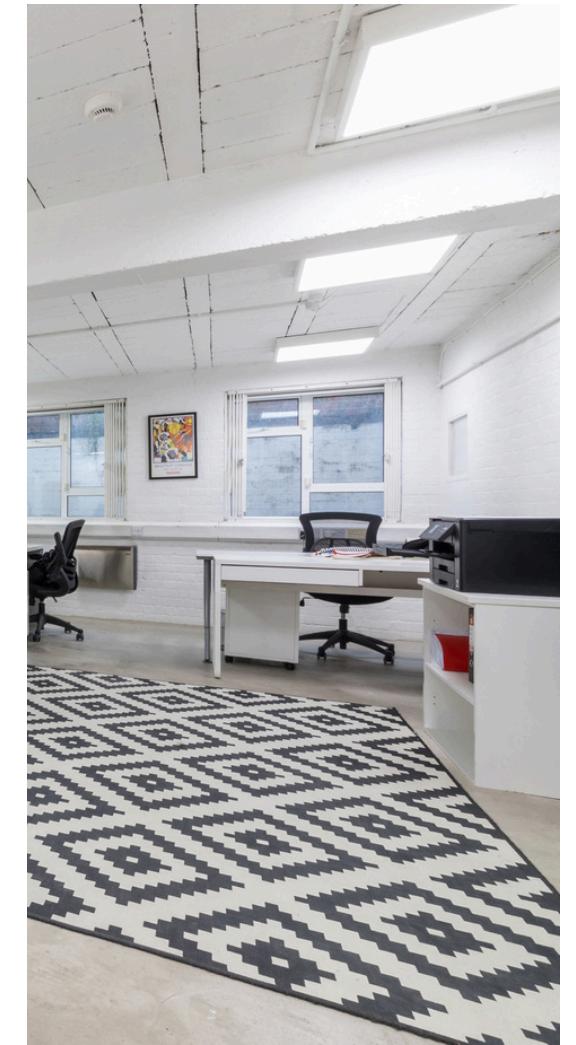


RIB

ROBERT IRVING BURNS

# DESCRIPTION

The unit is arranged over the lower ground floor and accessed via private staircase. There 4 windows affording natural light to the premises. The floor benefits from a fitted kitchen, LED lighting, concrete flooring and demised WC's.



# SPECIFICATIONS

- LED Lighting
- Excellent Transport Links
- Kitchen
- Demised WC's
- Fully Self-Contained
- Natural Light
- Polished Concrete Flooring

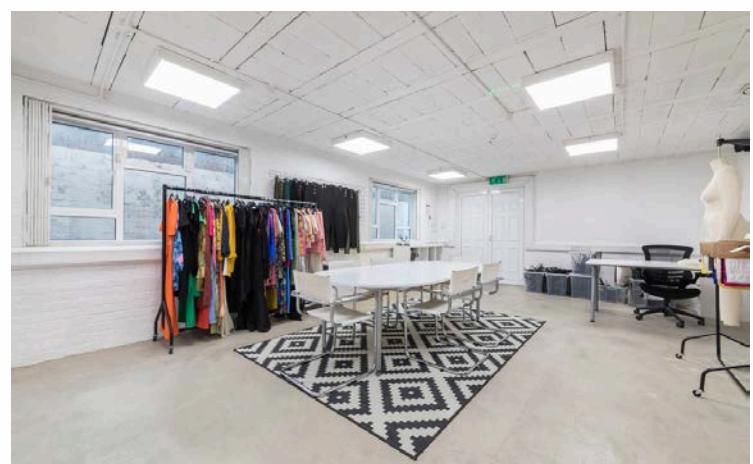
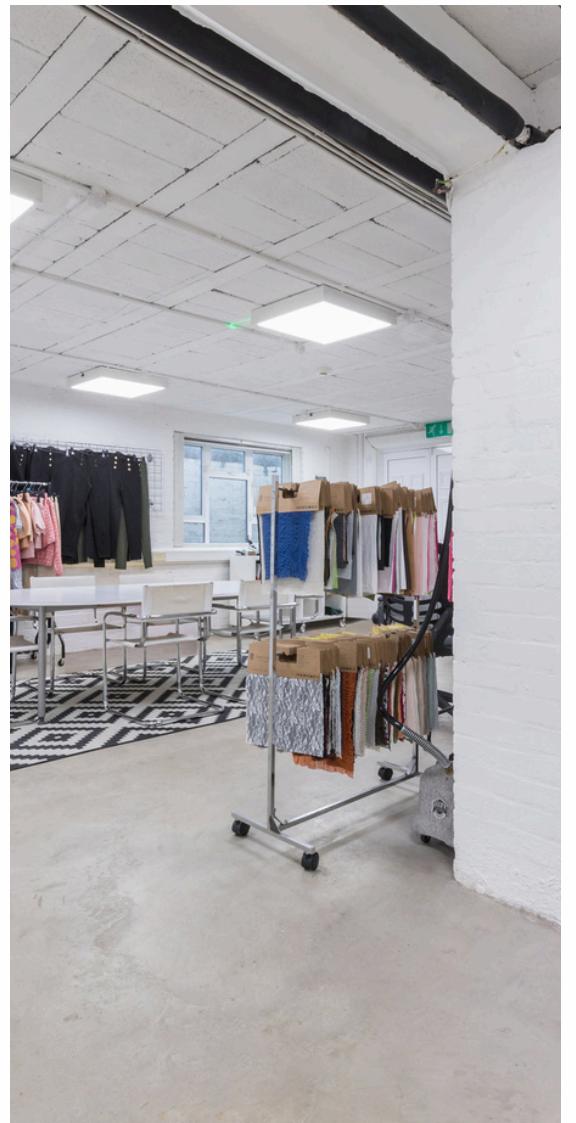
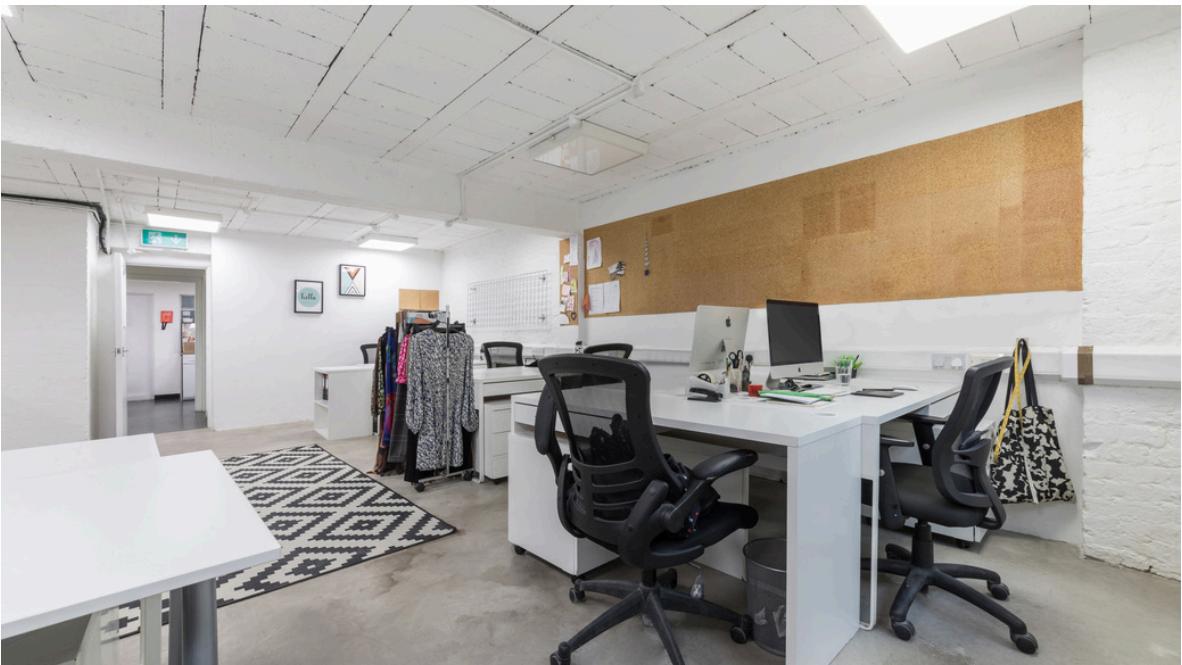


# LOCATION



The building is situated on the corner of Bells Street and Ranston Street. Church Street market is less than 5 a minutes' walk. In terms of transport, Edgware Road Underground Station (Bakerloo, Hammersmith & city, Circle and District Lines) is a 4 minute walk. Maida Vale & Little Venice are close by, including the famous Clifton Nurseries.

Edgware Road	🚇	4 min	🚶
Marylebone Station	🚆	5 min	🚶
Baker Street	🚇	11 min	🚶   6 min 🚍



# FINANCIALS

Floor	Lower Ground Floor
Total Size (sq.ft.)	1,411
Quoting Rent (p.a.) excl.	£38,800
Service Charge	TBC
Estimated Rates Payable (p.a.)	£6,612
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£45,412</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.



## LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

December 2022



ROBERT IRVING BURNS

**Ben Kushner**

020 7927 0637  
Ben.k@rib.co.uk

**Thomas D'arcy**

020 7927 0648  
Thomas@rib.co.uk