



NEXT PROPERTY  
COMMERCIAL

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## 159-161 Edgware Road, London, W2 2AP

A highly prominent retail unit located on the vibrant Edgware Road. The property offers excellent visibility and strong footfall in a sought-after central London location. Close to major transport links, shopping destination

**Rent on Application**

## **Description**

A highly prominent retail unit positioned on the vibrant Edgware Road, offering outstanding visibility and consistent footfall in one of central London`s most dynamic commercial locations. The property benefits from excellent transport connections and close proximity to established shopping destinations. It features an existing kitchen with full extraction and gas, making it ideal for food, beverage, or retail operators seeking a ready-to-use space in a prime area.

Planning : The premises benefits from all Class E Use

Existing kitchen with full extraction and gas

Rent: On Application

Terms: New FRI Lease for a term to be agreed

Total Size:

Ground floor : 4,501 sq ft,

Basement: 4,882 sq ft.

Business Rates: To be assessed

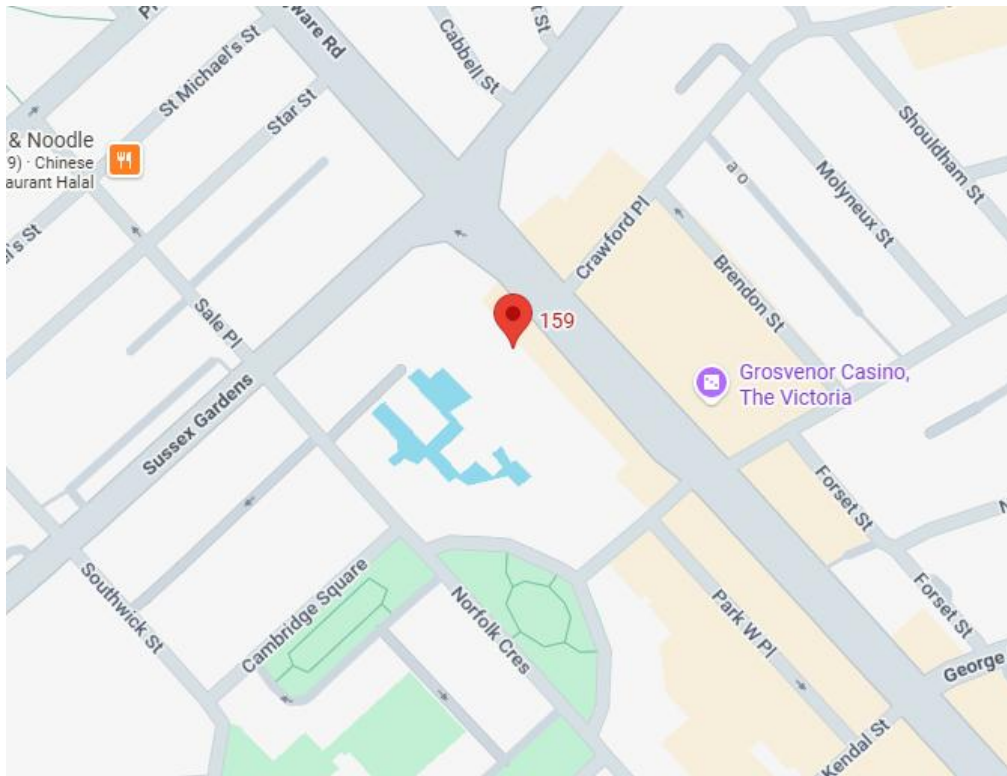
Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment through Sole Agents: Next Property 020 3745 7607

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