

# Belsize Park

Guide Price: £100,000

Reference:  
4210802

206 Haverstock Hill, London, NW3 2AG

## Description

The business specialises in the sale of upmarket, beers, wines and spirits to be consumed off the premises with the rare benefit to leisurely drink instore or using the table and chairs on shop forecourt, customers are able to taste some produce prior to purchase.

## Situation and Location

Belsize Park is an affluent and popular commuter suburb of Greater London within close proximity of Camden and Hampstead. The retail unit is located in a prominent trading position on the High Street among complimentary food and drink leisure businesses, c. 300 yards metres from the local underground train station.



## Tenure

Leasehold. The current lease expires on 24 March 2027 with the next rent review due on 25 March 2022. The current rent payable is £62,500. The forecourt area at the front of the store is being rented in addition at £3,500pa till 25 March 2022.

## Rateable Value

Rateable Value (2017 list) Shop and Premises £52,500.

## Accommodation

	sqft	sqm
Retail Area	553	51
Other	378	35
Gross	931	87

## Other Accommodation

None

Please see floor plans for further detail.

## Financials

52 weeks to April 2021

Total Retail Sales (£)	690,372
Retail Sales per week (£)	13,276
Total Services Sales (£)	36,308

Figures include VAT. Retail Sales EXCLUDE Services.

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## Services

Post Office	No
Off Licence	Yes
Lottery	Yes
Payzone	Yes
ATM	No

## Contacts

### Mark Kaluza

Director - Retail

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## CONDITIONS OF THESE PARTICULARS

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## EPC

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## Franchise Agreement

Whilst the stores are being sold free of any supply agreement with Bestway, the Seller has a strong preference if a buyer acquires the store with a new 3 year franchise agreement. More information can be made available upon request.

## Staffing

The purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

## Viewings

Each property has a unique 360 virtual tour, which allows you to view the store without visiting in person. This is available on the Christie & Co marketing website. Discreet customer site visits are permitted but on NO ACCOUNT should direct approaches or enquiries be made to the Seller or any employees.

## Bidder Guide

The sale of these stores are strictly subject to the conditions set out within the Bidder Guide, which can be found on the Christie & Co marketing website.

