

PRIME RETAIL OPPORTUNITY

165 HAVERSTOCK HILL, BELSIZE PARK, NW3

JOHN D WOOD



LOCATION

The property is located in a prominent location within Belsize Park on the south side of Haverstock Hill, opposite Belsize Park Underground station (Zone 2, Northern Line). There are a range of operators in the immediate vicinity including Gail's, WatchHouse, Pret A Manger, GBK, and a variety of public establishments and independent shops / coffee shops.

DESCRIPTION

The property is arranged over Ground & Basement, providing the following approximate Internal Areas:

Ground Floor: 1,120 sq ft (104 sq m)

Basement: 372 sq ft (34.5 sq m)

Total: 1,492 sq ft (138.5 sq m)

TERMS

Available on a new FRI lease for a term to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT

£80,000 pa

RATES

We understand that the property is assessed as follows.

Rateable Value: £66,0000

Payable 2023/present: circa £33,800

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own costs

VIEWINGS

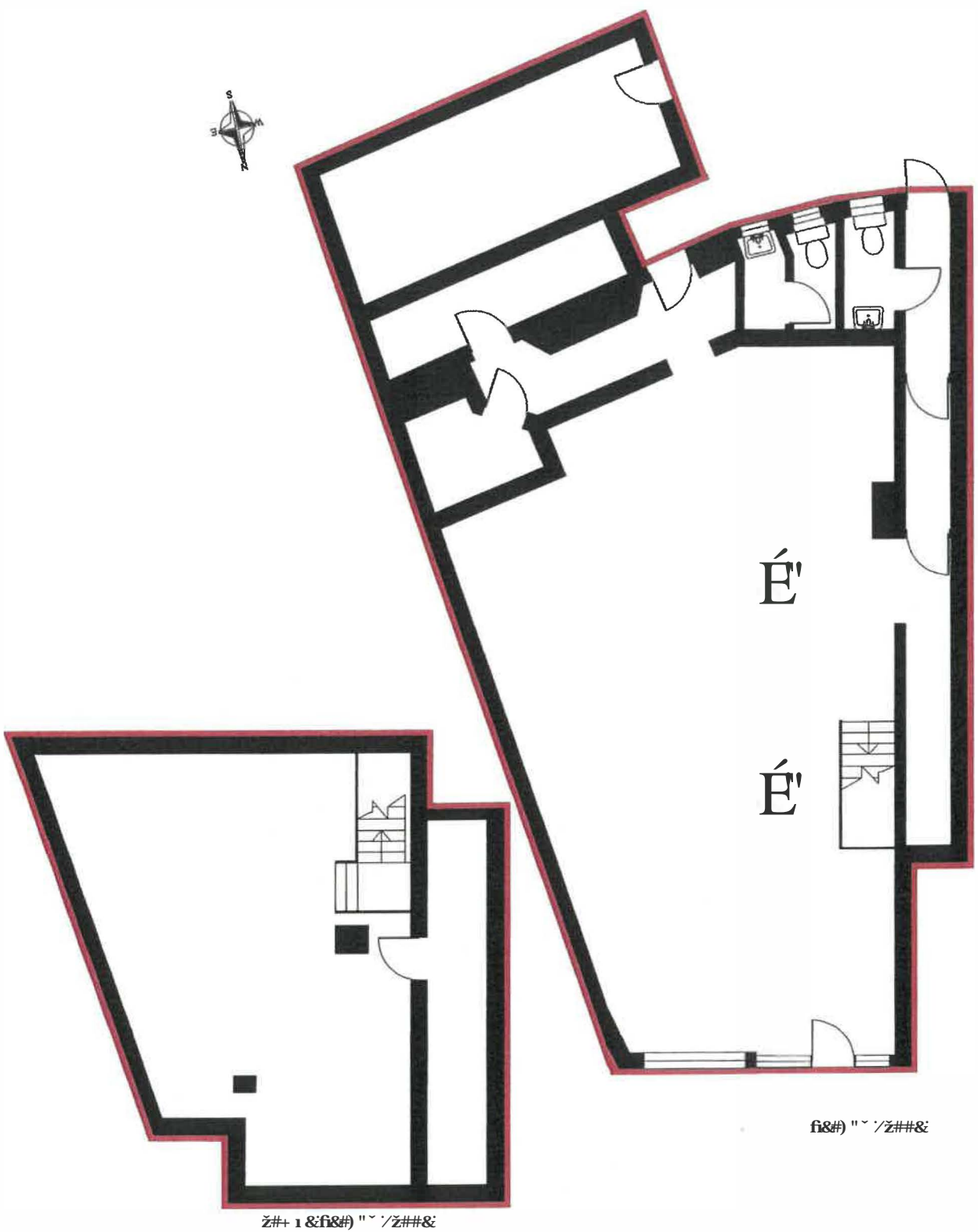
For further information, or to arrange an inspection of the property, please contact one of the John D Wood team on 020 7629 9050, or alternatively on the details below:

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JOHN D WOOD

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