



Ground Floor (Commercial), 327 West End Lane, London NW6

Offers In The Region Of £525,000 | Freehold

[Contact us about this property](#)

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About This Property

INVESTMENT - New to the market is this freehold ground floor retail unit, which is subject to a commercial lease (A3). The premises are located on the ground and lower ground floors of an end of terrace building in central West Hampstead. Offered with entire freehold attached.

The property comprises 894 sqft of internal floor space, which includes a raised kitchen to the rear and storage space and toilets on the lower ground floor. In addition, there is a large covered terrace, providing an extra 612 sqft of usable space.

There is a commercial lease in place until 28th September 2033. Currently achieving £32,000pa. FRI, with 5-yearly rent reviews. ERV: £38,750pa

Two residential units above are also for sale. Please enquire for further details.



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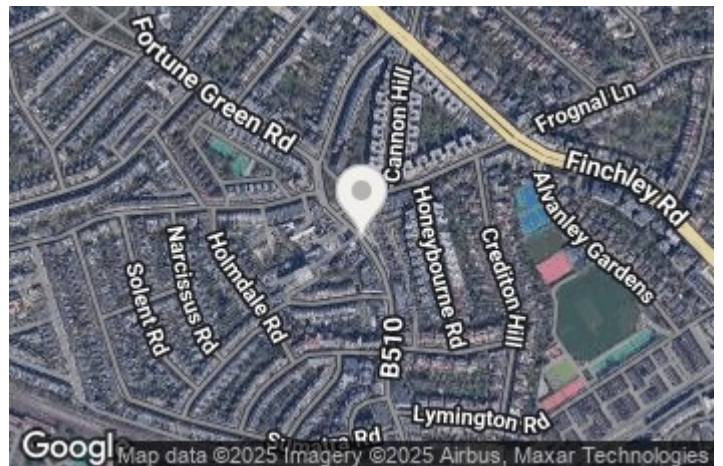
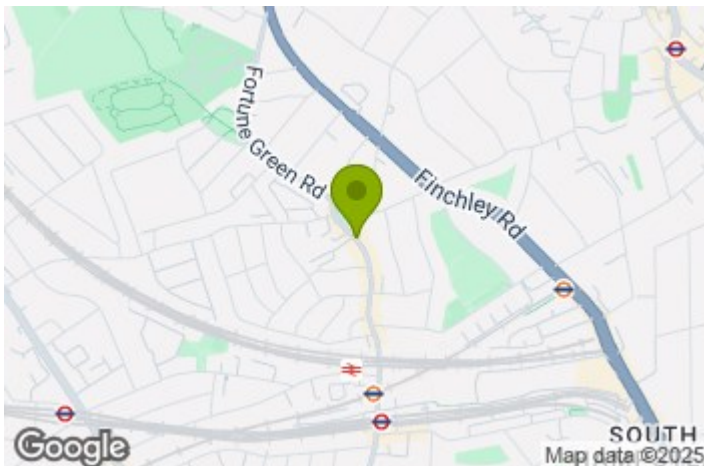
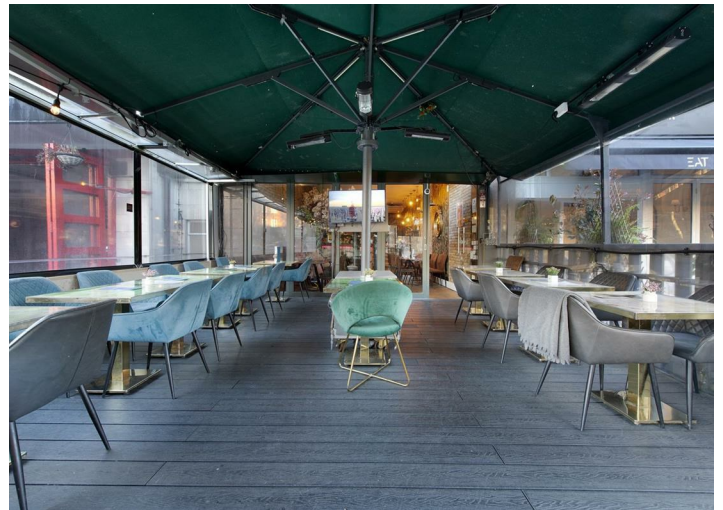
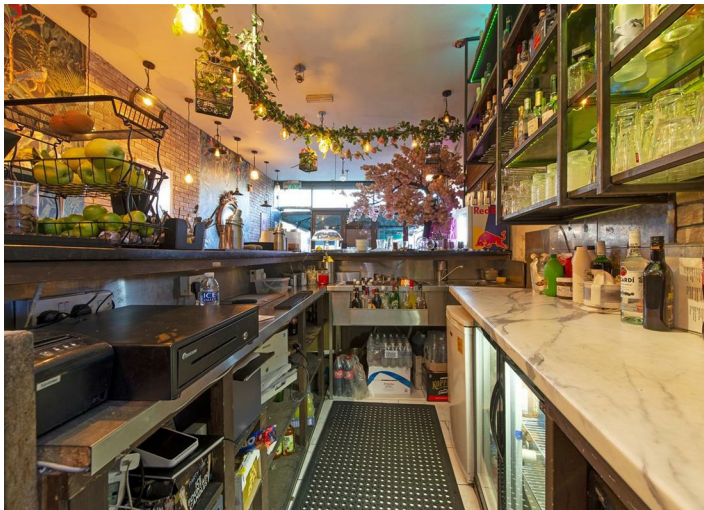
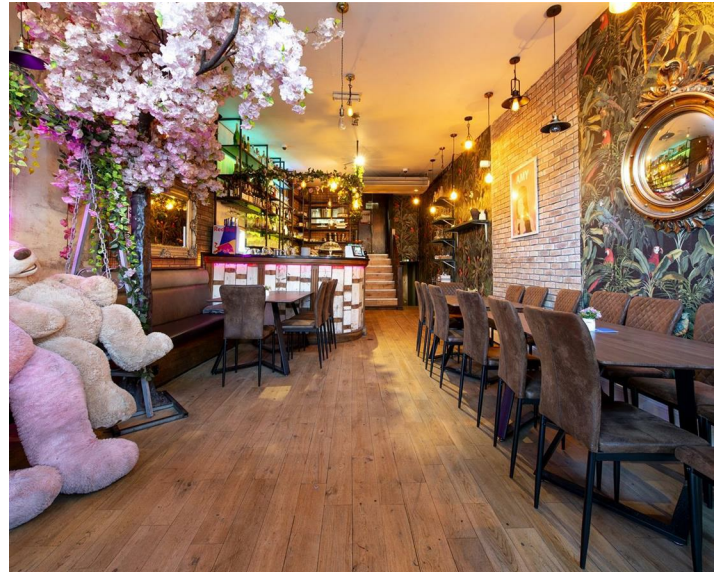
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Property Features

- Ground Floor Commercial Unit
- Large Covered Forecourt
- Freehold
- End of Terrace Building
- Over 1,500 SqFt of Usable Space
- Commercial Lease (A3) in Place Until 28/09/33
- Prime West Hampstead Location
- Close to Thameslink, Underground (Jubilee Line) & Overground Stations

Property Size

894.00 sq ft

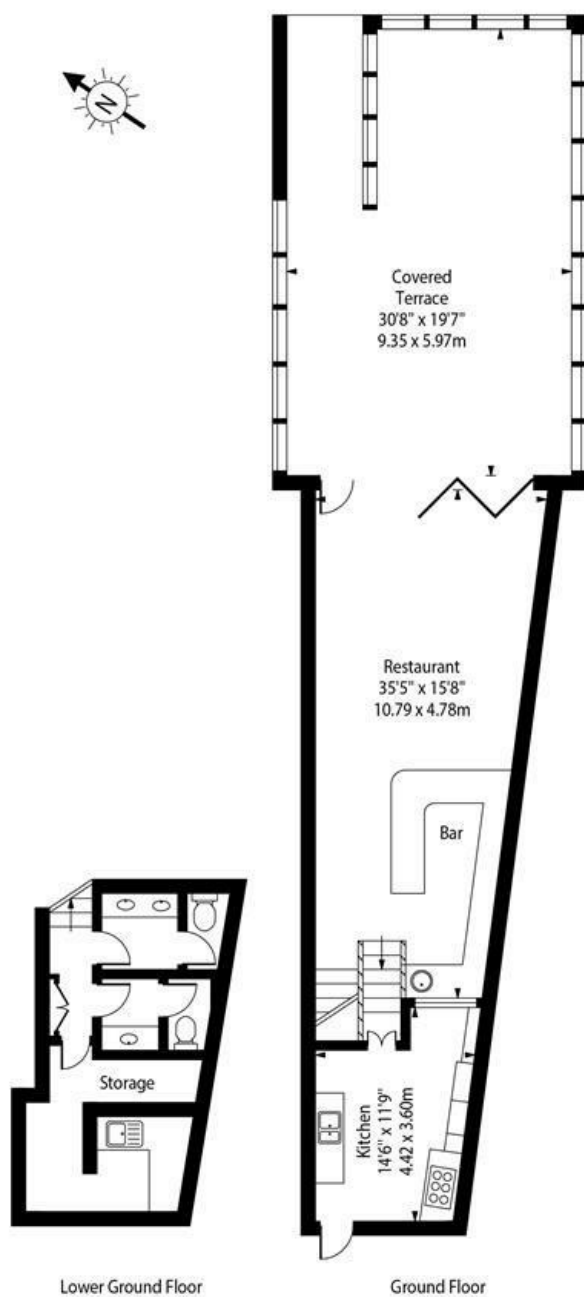


Nearest Transport Links

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West End Lane, NW6



Approx Gross Internal Area 894 Sq Ft - 83.01 Sq M
(Excluding Covered Terrace)

including the Covered Terrace Area 1506 Sq Ft - 139.91 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.51916

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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