



RETAIL/ OFFICE UNIT IN WEST HAMPSTEAD SUITABLE FOR A WIDE RANGE OF USES (STPP)

88 MILL LANE

West Hampstead, NW6 1NL

Retail

TO LET

524 sq ft

(48.68 sq m)

- Ground and Lower Ground Floor
- 3 Phase Power
- Gas Central Heating
- Great Natural Light
- Suitable for a wide variety of businesses including retail, medical, office, leisure
- Front external area demised and suitable for parking.

Summary

| | |
|----------------|------------------------------------|
| Available Size | 524 sq ft |
| Rent | £22,000 per annum |
| Rates Payable | £6,611.75 per annum |
| Rateable Value | £13,250 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | E |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 254 | 23.60 | Available |
| Lower Ground | 234 | 21.74 | Available |
| Total | 488 | 45.34 | |

Location

88 Mill Lane is strategically positioned in close proximity to West Hampstead Thameslink and West Hampstead Underground Station (Jubilee Line). This prime location is further amplified by convenient access to key bus routes, ensuring unrivalled accessibility for both customers and clients.

Description

88 Mill Lane is available on a new lease direct from the landlords and would be suitable for a wide range of E use class businesses (subject to landlord approval).

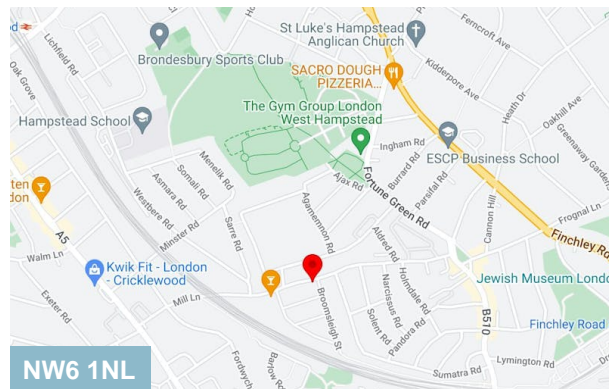
Amenities include: Gas central heating, 3 phase power, kitchenette, WC and great natural light.

Terms

A new lease for a term by arrangement.

Viewings

Strictly via arrangement with Dutch & Dutch.



Viewing & Further Information



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