



## Newly Refurbished Retail Units in the Heart of West Hampstead

### **161 & 163 BROADHURST GARDENS**

West Hampstead, NW6 3AU

### Retail **TO LET**

**593 sq ft**  
(55.09 sq m)

- Newly Refurbished
- Electric Roller Shutter
- Moments away from West End Lane
- Great Transport Links
- Suitable for a wide range of businesses (STPP)

# 161 & 163 Broadhurst Gardens, West Hampstead, London, NW6 3AU

## Summary

<b>Available Size</b>	593 sq ft
<b>Rent</b>	£40,000 per annum
<b>Business Rates</b>	To be assessed.
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 161 Broadhurst Gardens	304	28.24	Available
Ground - 163 Broadhurst Gardens	289	26.85	Available
<b>Total</b>	<b>593</b>	<b>55.09</b>	

## Description

These retail units have been recently refurbished to a high standard and are ready to be occupied immediately. The units can be let together or individually. Broadhurst Gardens would suit a wide range of businesses (STPP).

Amenities include: Wooden flooring throughout, electric roller shutter, kitchenette and WC.

## Location

Located in the vibrant NW6 area, 161 & 163 Broadhurst Gardens offers an excellent retail opportunity with convenient access to transport links and local amenities. Just a short walk from West Hampstead stations (Jubilee, Overground, and Thameslink), this retail unit ensures easy connectivity to central London and beyond.

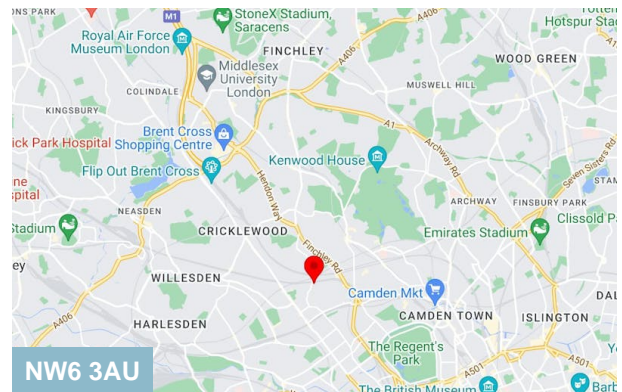
The surrounding area features a variety of shops, cafes, and restaurants, including Marks & Spencer, Pret a Manger and popular local eateries. With its strategic location and proximity to essential facilities, 161 & 163 Broadhurst Gardens provides an ideal setting for retailers seeking convenience and accessibility in NW6.

## Terms

A new lease for a term by arrangement.

## Viewings

Strictly via arrangement with Dutch & Dutch.



## Viewing & Further Information



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