

LEXINGTONS

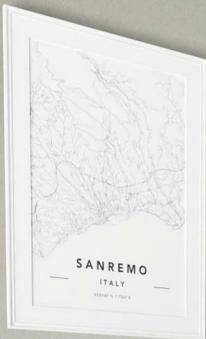


FOR  
SALE



Belsize Lane, Belsize Park, NW3  
£16,000 Per Annum





# 62 Belsize Lane Belsize Park, NW3 5AS

£16,000 Per Annum

- Self contained commercial unit
- Newly refurbished
- Situated in the heart of Belsize Village
- New Lease
- flexible uses including office or storage use.
- Ideal for physiotherapy practice
- Near tube and shops
- No premium

Lexingtons are pleased to offer this versatile office/storage/commercial unit situated in the heart of Belsize Village. This unit occupies some 764 sq ft and is situated on the lower ground floor of a commercial premises. The premises are arranged as two separate rooms with a waiting area and a storage area. There is new decor, and wiring throughout including modern LED lighting, separate cloakroom and kitchenette facilities. Offered on a new lease with no premium. Also ideal for a physiotherapy or similar practice.

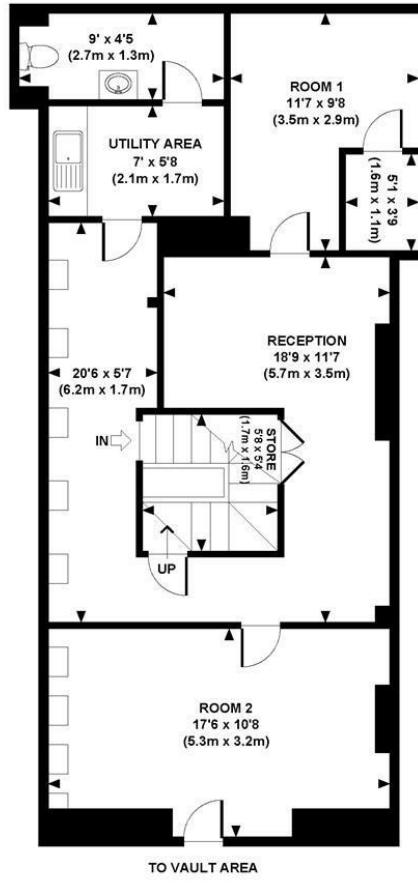
## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



## Directions





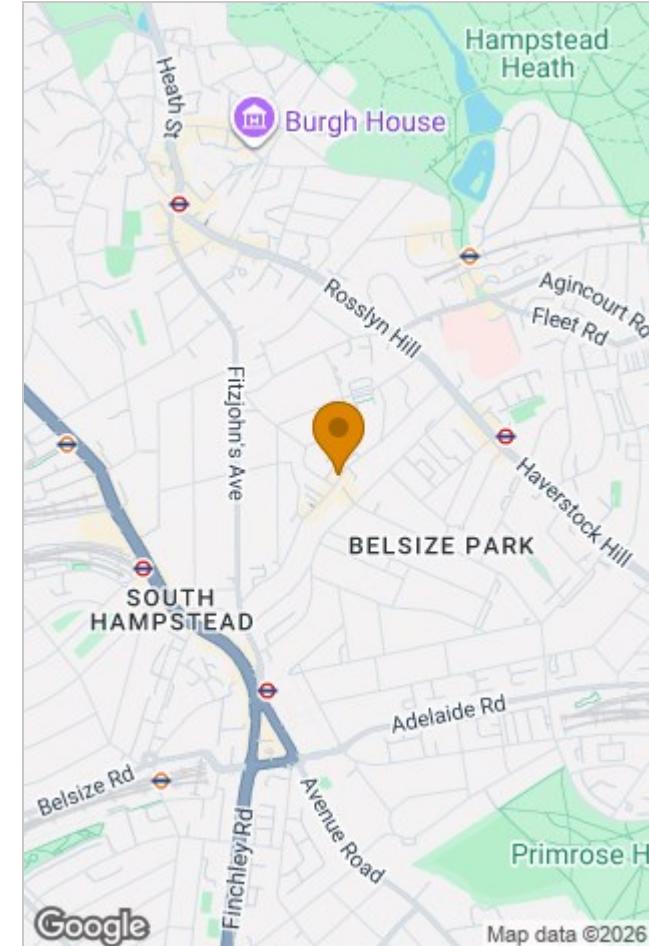
LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 764 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	53
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC