

LEXINGTONS



FOR SALE



## Belsize Lane, London, NW3

## Commercial Shop Premises

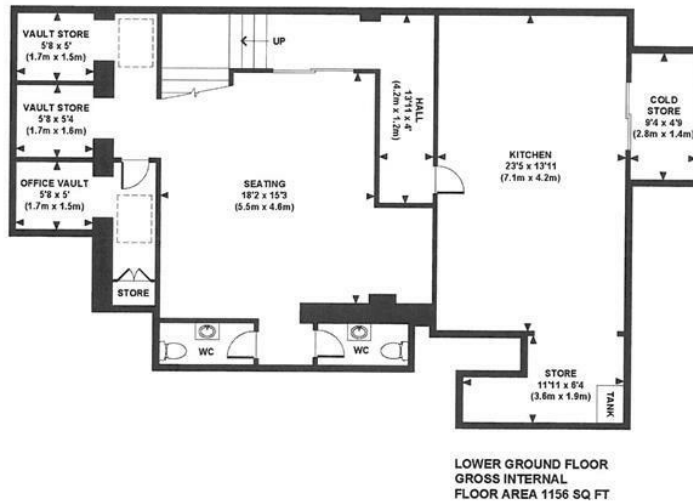
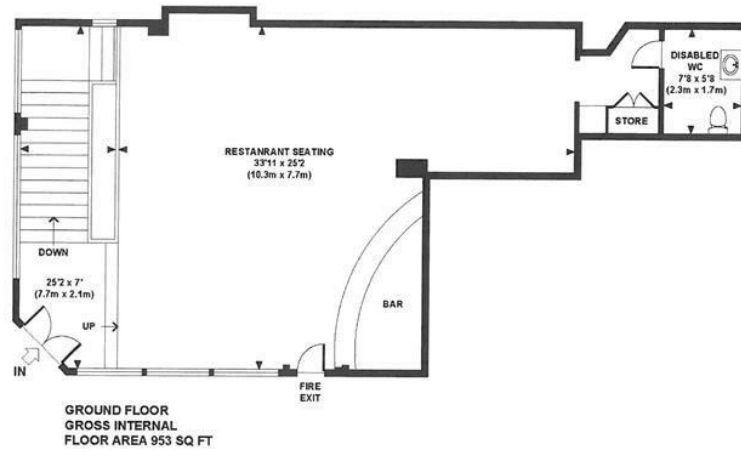
Situated in the heart of Belsize Village. Lexingtons are pleased to offer this substantial corner shop premises, presently being run as an established restaurant and bar. Arranged over the ground and lower ground floors, this property offers over 2000 sq.ft. of usable space. A new lease is being offered with flexible terms. Also with no premium being offered, this shop lends itself to a variety of uses within E class at an asking rent is £70000 per annum. This is a confidential sale and viewings are strictly through Lexingtons Estate Agents. For more information contact Lexingtons on 0207 435 7775.

### 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.

**Rent: £70,000 £70,000 Per Annum**

- Located in the heart of Belsize Village- a sought-after NW3 location- No premium
- Prime corner location - excellent visibility and accessibility
- Spanning both ground and lower ground floors (disabled toilet facilities on the ground floor)
- Wood floors and air conditioning on the ground floor
- Currently operated as an established restaurant and bar, with potential for a variety of E-class uses
- Available from 1st April 2026



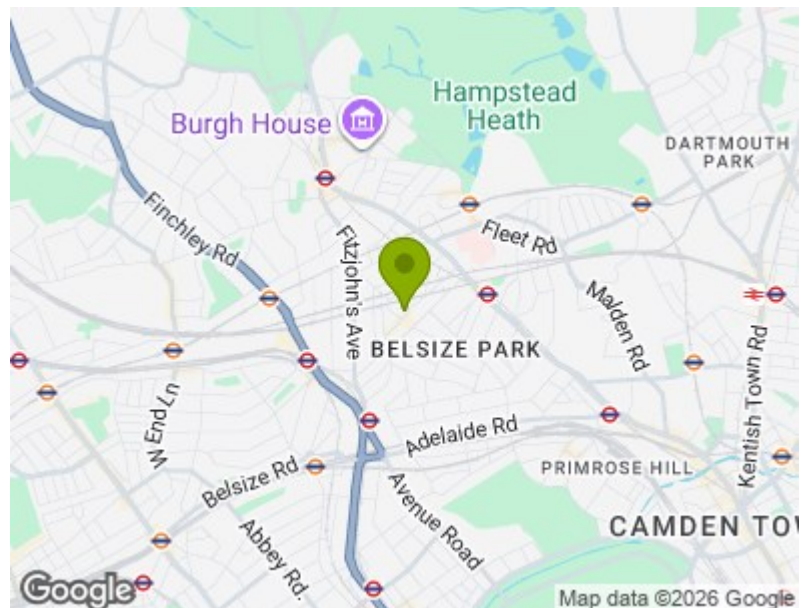
**APPROX. GROSS INTERNAL FLOOR AREA 2109 SQ FT / 196 SQ M**  
Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.  
Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

<https://mail.google.com/mail/u/0/#inbox/15b1ac503f79575?projector=1>

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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