



Abbey Road Cross, South Hampstead, NW6 £45,000 Per Annum Subject to contract

Ideal for a CAFE - this wonderful Class E commercial unit occupies a prominent position at the junction of Abbey Road and Belsize Road with front pavement.

Extending to approximately 1,052 sq ft (97.7 sq m), this versatile unit provides open-plan space with excellent frontage and outstanding visibility to passing foot and vehicle traffic.

The premises are currently offered in shell and core condition, providing complete flexibility for an occupier to design and fit out the space to suit their specific business requirements. The unit further benefits from an impressive 4.2m floor-to-ceiling height, creating a bright and spacious environment suitable for a wide range of Class E uses.

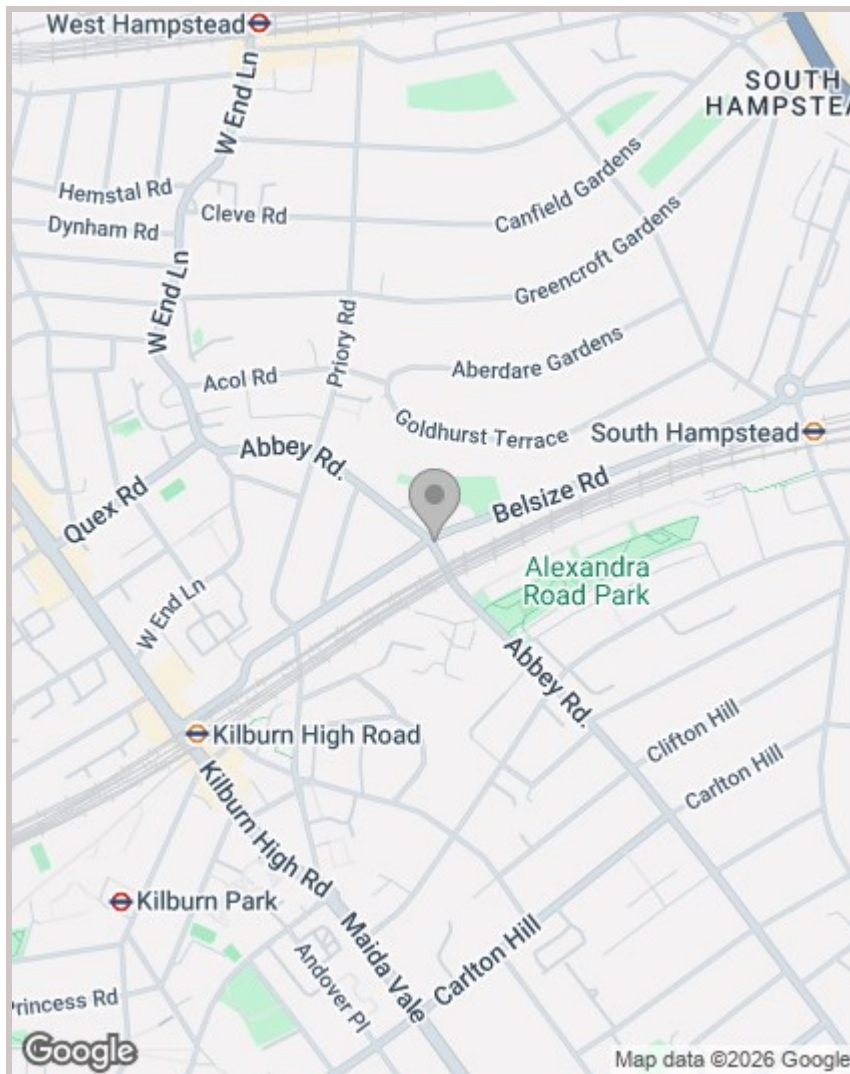
Subject to terms, the landlord may be willing to provide the premises in a white box specification.

Property Overview


The property occupies a highly prominent position on the corner of Abbey Road and Belsize Road, within the heart of South Hampstead, an affluent and densely populated residential area. The location benefits from excellent transport links, being within easy reach of South Hampstead Overground Station, Swiss Cottage Underground Station (Jubilee Line) and St John's Wood Underground Station (Jubilee Line), whilst also enjoying close proximity to the numerous shops, cafés, restaurants and amenities of Abbey Road, St John's Wood and Finchley Road.

Suitable for a variety of Class E uses, subject to any necessary consents.

- Brand New Development
- Ideal for Cafe
- Highly Visible
- Class E
- Multiple uses considered
- Available Now
- New Lease
- No Premium



Energy Efficiency Rating

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

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

