

LEWIS
CRAIG



RETAIL PROPERTY

E-Class Planning (A1/A2/A3/B1/D1/D2)*

Directly Opposite Belsize Park Underground Station
Prime Pitch By Pedestrian Crossing



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Prime Pitch By Pedestrian Crossing

175 Haverstock Hill, Belsize Park NW3 4QS

Approx. 1,061 sq ft

Location

The premises are very well located, by the pedestrian crossing, directly opposite Belsize Park Underground Station. Occupiers in the immediate vicinity include Jamon Jamon, Gail's, Pret, Everyman Cinema, Franco Manca, Daunt Books, Budgens and Costa Coffee.

Nearby

GAIL'S
BAKERY

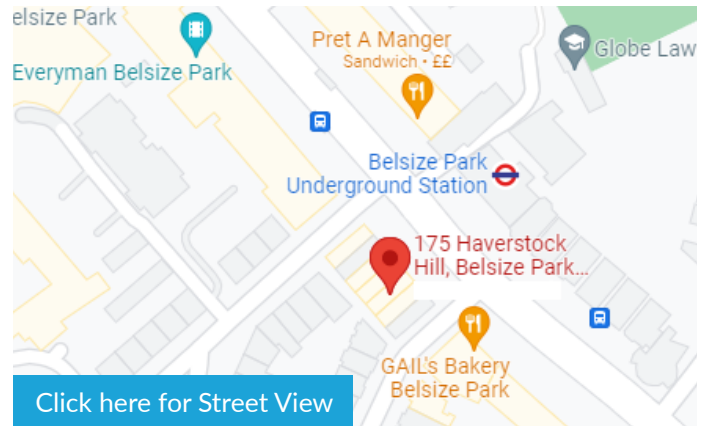
EVERYMAN



DAUNT BOOKS

Directly Opposite Belsize Park Underground Station
Prime Pitch By Pedestrian Crossing

Ground Floor

[Click here for Street View](#)

Accommodation

Arranged over Ground & Basement, providing the following approximate Internal Areas.

Ground Floor	741 sq ft
Basement	320 sq ft
Total Internal Area	1,061 sq ft 98.61 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£46,250
Payable 2022/23	£23,079

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Lease

Assignment of lease, expiring in 21 April 2025 at a current rental of £50,000 pax. The lease is understood to be held inside the Landlord & Tenant Act 1954. A new lease may be available.

Legal costs

Each party to be responsible for payment of their own costs.

Premium

£25,000 is sought for the benefit of the leasehold interest.

EPC

An Energy Performance Certificate is available upon request.

Planning

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*Subject to any necessary consents.

Contact

For further information please contact sole-agents:

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