

BELSIZE PARK NW3 4TH

2B ENGLAND'S LANE

FITTED RESTAURANT IN EXCELLENT CONDITION TO LET / RETAIL USE ALSO CONSIDERED



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The restaurant is located in the affluent north London suburb of Belsize Park, on England's Lane within close proximity to Belsize Park Underground Station.

The surrounding occupiers offer a vibrant mix of national occupiers, specialist retailers and boutique cafes / restaurants, including **Tesco Express**, **Harvey Jones**, **Starbucks** and **Knight Frank Estate Agents**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged over ground, mezzanine and lower mezzanine floors comprising the following areas:

Ground Floor (Restaurant)	502 sq ft	46.6 sq m
Upper Mezzanine (Restaurant/Bar)	290 sq ft	26.9 sq m
Lower Mezzanine (Kitchen)	271 sq ft	25.1 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation at a commencing rent of **£65,000 per annum**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A copy of the EPC can be provided upon request.



RATES

We have been advised that the property is assessed as follows:

Rateable Value	£30,750
UBR 2022/23	£0.499

50% business rates relief until March 2023 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify the information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

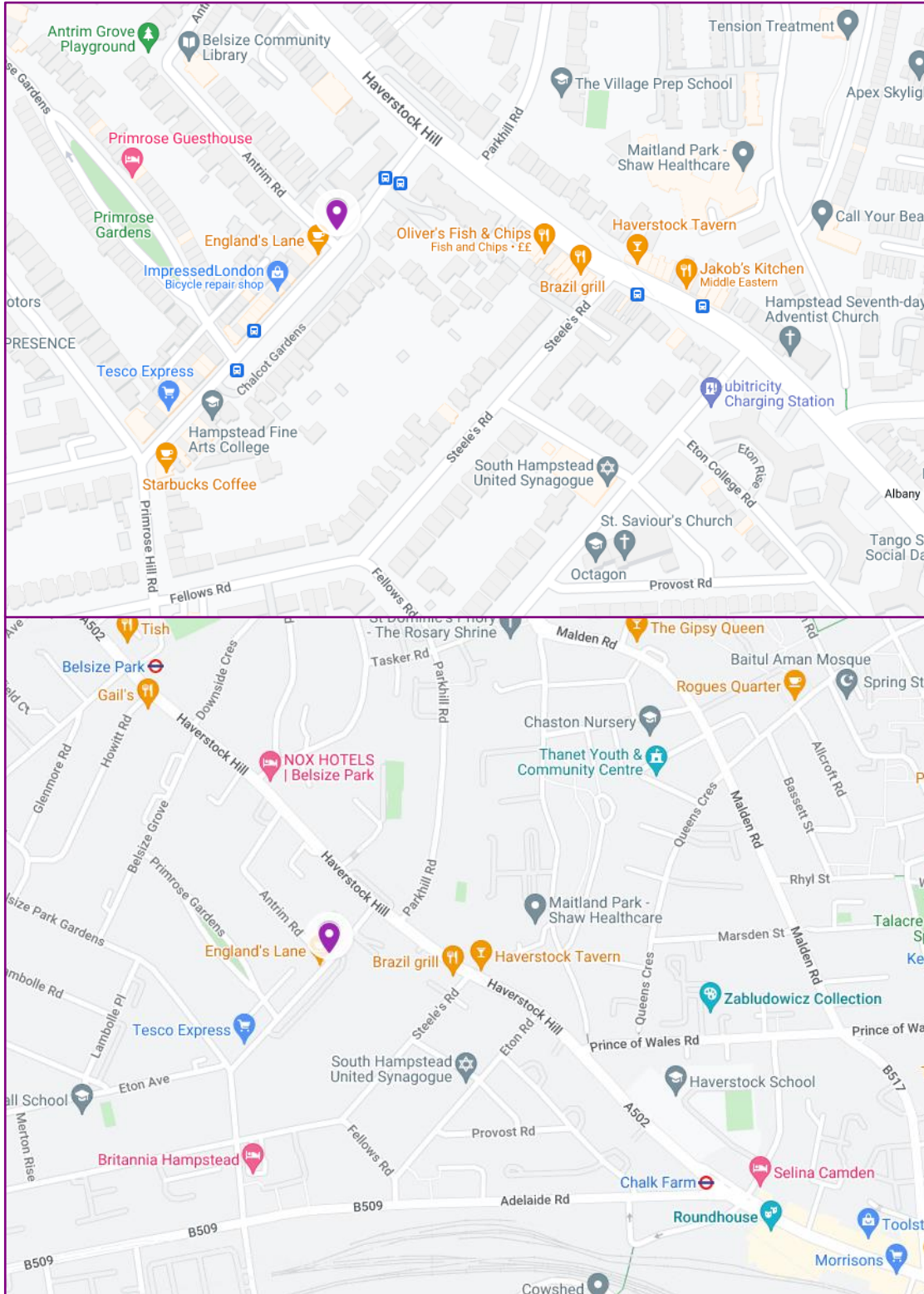
For further information or arrangement to inspect, please contact the sole agents:

Russell Yam 020 7908 7036

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SUBJECT TO CONTRACT

020 7499 5399 / hrhretail.com



Misrepresentation Act

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