# PRIME RETAIL OPPORTUNITY 165 HAVERSTOCK HILL, BELSIZE PARK, NW3



# JOHN DWOOD





# LOCATION

The property is located in a prominent location within Belsize Park on the south side of Haverstock Hill, opposite Belsize Park Underground station (Zone 2, Northern Line). There are a range of operators in the immediate vicinity including Gail's, WatchHouse, Pret A Manger, GBK, and a variety of public establishments and independent shops / coffee shops.

# DESCRIPTION

The property is arranged over Ground & Basement, providing the following approximate Internal Areas:

Ground Floor: 1,120 sq ft (104 sq m)

Basement: 372 sq ft (34.5 sq m)

Total: 1,492 sq ft (138.5 sq m)

#### TERMS

Available on a new FRI lease for a term to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

# RATES

We understand that the property is assessed as follows.

Rateable Value: £66,0000

Payable 2023/present: circa £33,800

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

# EPC

Available on request.

#### **LEGAL COSTS**

Each party to be responsible for their own costs

#### VIEWINGS

For further information, or to arrange an inspection of the property, please contact one of the John D Wood team on 020 7629 9050, or alternatively on the details below:

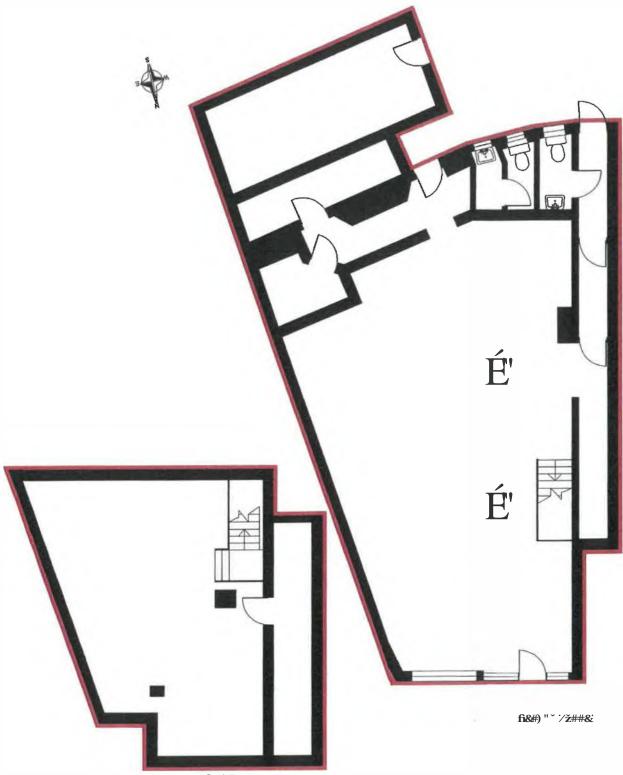
Craig Van Straten 07763 928 238 craigvanstraten@johndwood.com

George Cracknell 07384 897647 georgecracknell@johndwood.com

£80,000 pa

RENT





JOHN DWOOD

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