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:

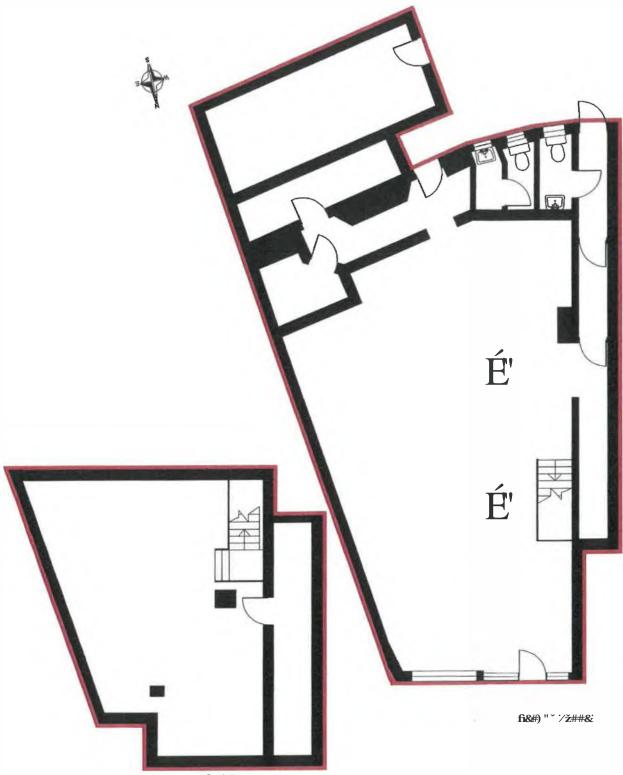
Craig Van Straten 07763 928 238 craigvanstraten@johndwood.com

George Cracknell 07384 897647 georgecracknell@johndwood.com

£80,000 pa

RENT





JOHN DWOOD

ž#+ 1 &fi&#) " ` '/ž##&i

TGVCKN''WPKV'' 387'' J CXGTUVQEM'J mN'' NQPFQP(PY 5''

Misrepresentation Act 1967: Conditions under which particulars are issued: Castleplus Ltd trading as John D Wood for themselves and for the vendor of this property, whose agents they are give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Property. Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2024