
LDG

4 Ella Mews, NW3

4 Ella Mews presents an opportunity to acquire a part a virtual freehold investment in the affluent and popular Belsize Park neighbourhood.

The opportunity being presented is a Sale of the building, with the ground floor leased back to the current owner occupier on a proposed new five year lease (outside the Landlord and Tenant Act) with a tenant only break at the third anniversary of the term, held at a rental of 33,280 per annum exclusive (£40.00 per sq.ft.). The first floor will become vacant from March 2027. If the same rental level is achieved on the first floor, the total income for the building would circa £65,500 per annum exclusive.

The building should therefore appeal to both investors as well as owner occupiers. Given it's location close to the Royal Free Hospital, it may be of particular interest to occupiers within the medical industries.

Our architectural client has advised us that they would feel confident in securing an additional floor, adding a further 500 sq.ft. NIA, subject to planning.

Ella Mews is located just Cressy Road and moments away from Hampstead Heath including it's Station, with the Mildmay Line approximately six minutes walk away. Alternative Belsize Park underground station is approximately an 8 minute walk, connecting you with the Northern Line onwards to Central London.

LDG are also marketing 3 Ella Mews for sale and 5 Ella Mews for rent, therefore larger requirements can be catered for within the Estate.

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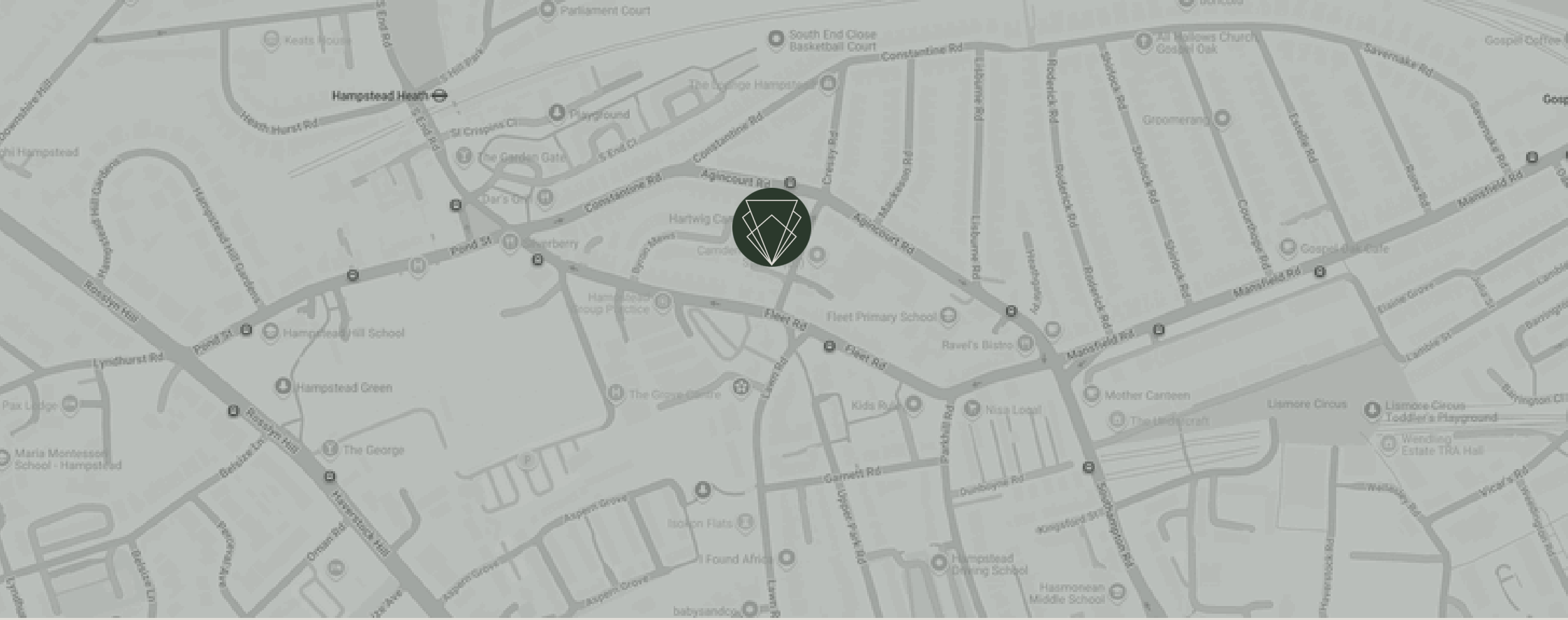
Investment Highlights

- **Virtual Freehold - 969 years remaining held at a peppercorn rent.**
- Attractive converted industrial building comprising of offices on the ground and first floors.
- Located within an gated Mews estate.
- The building measures a total of **1,766 sq. ft GIA** with the ground floor to be let.
- Two car parking spaces come with the building,
- Once sold, producing a total rent of **£33,280 per annum** (ground floor), which equates to a rent of **£40.00 per sq. ft.** with the first floor vacant.
- Potential to extend with an additional floor.



Connectivity

Ella Mews is located off of Cressy Road and moments away from Hampstead Heath including it's Station, with the Overground Line approximately six minutes walk away.

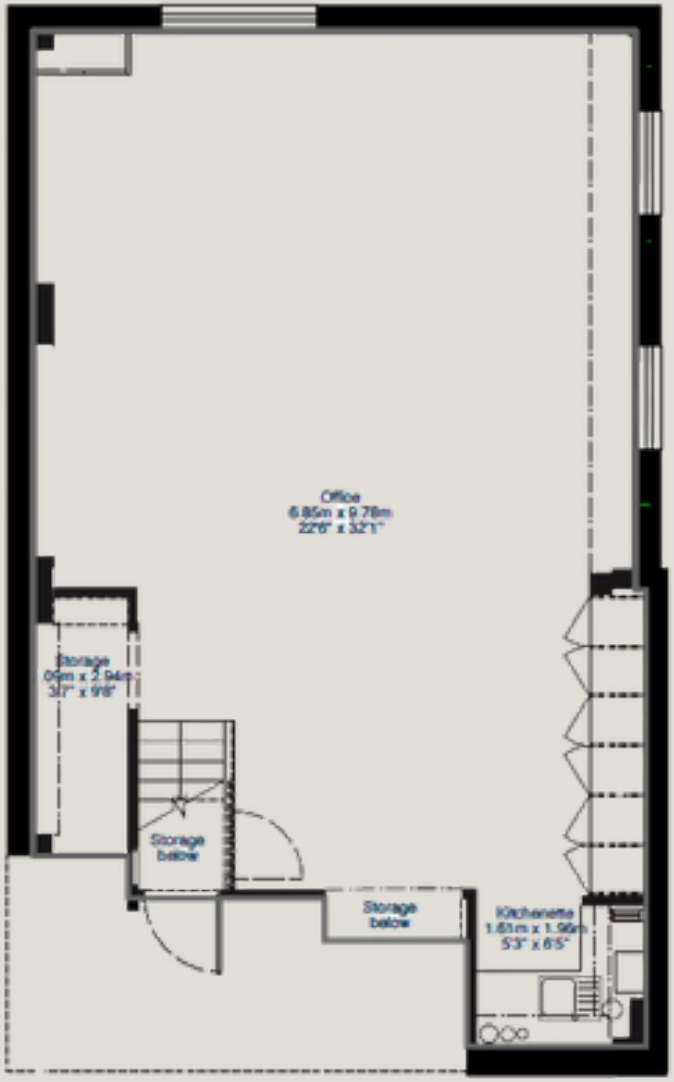
Alternative Belsize Park underground station is approximately an 8 minute walk, providing convenient access to the Northern Line onwards to Central London.

Floorplans



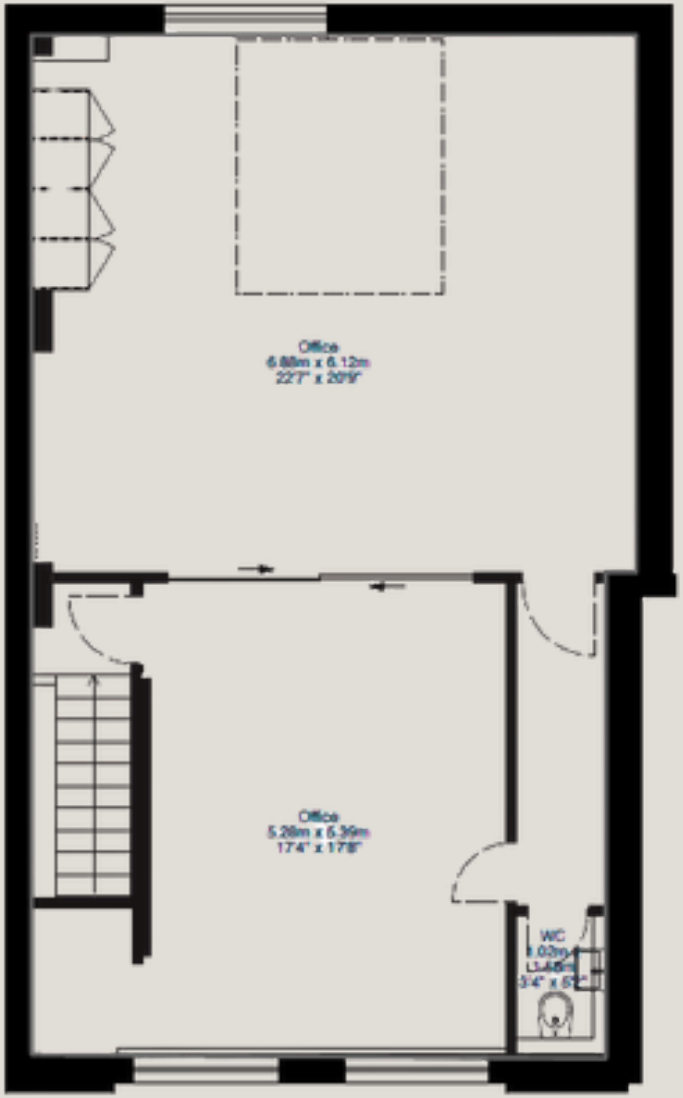
Ground Floor

GIA: 14 sqm / 151 sqft



Lower Ground Floor

GIA: 72 sqm / 775 sqft



First Floor

GIA: 78 sqm / 840 sqft

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Further Information

VAT: The property is elected for VAT

Tenure: Virtual Freehold title no. NGL747037

EPC: B

Proposal: Guiding £925,000 for the virtual freehold interest, Subject to Contract and exclusive of VAT

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