

133-135 QUEENS CRESCENT

LONDON W1

**Self Contained Ground Floor Retail
Premises in the Heart of Belsize Park**

GROUND FLOOR

**Suitable for Class E
(Retail, Gallery, Medical, Office etc.)**

1,998 SQ.FT.

Convenience stores not permitted.

Available from January 2026.

RIB

ROBERT IRVING BURNS

133-135 Queens Crescent



DESCRIPTION

The premises currently serves as a Nisa Local which is to be stripped and white boxed ready for tenant fitout.

The space is arranged over the ground floor and benefits from an internal WC, staff area, and extra storage facilities.

The space lends itself to a wide range of Class E occupiers.



AMENITIES

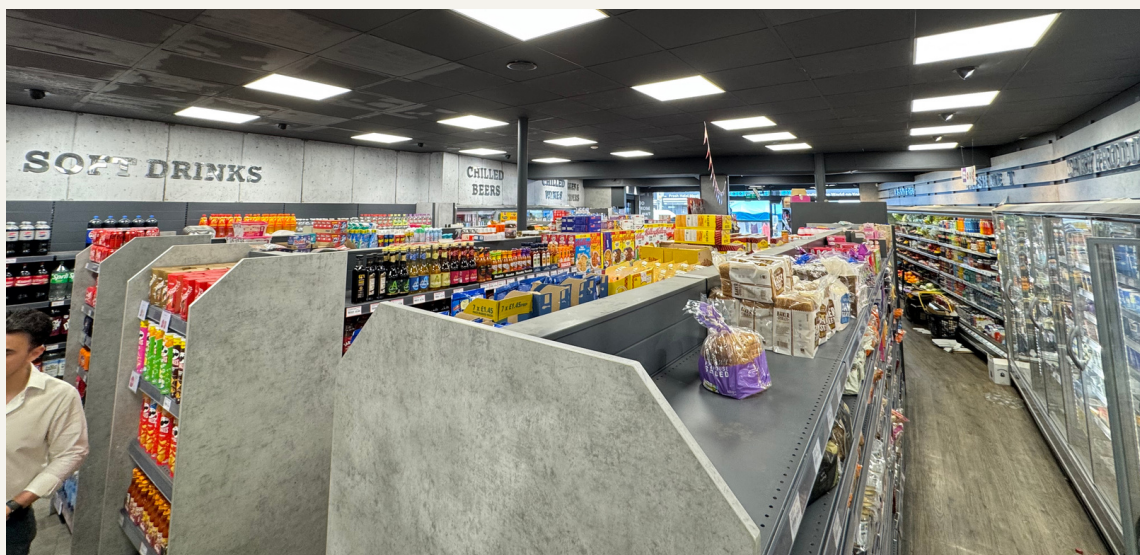
- GREAT SHOP FRONTAGE
- GOOD CEILING HEIGHT
- TO BE 'WHITE BOXED'
- ROLLER SHUTTER
- 3 PHASE ELECTRICITY
- DOUBLE FRONTED
- RESTAURANT USE POSSIBLE WITH REAR EXTRACTION ROUTE (SUBJECT TO PLANNING PERMISSION)
- FLOOR-TO-CEILING HEIGHTS OF 3,100MM (FRONT) AND 3,400MM (REAR)

133-135 Queens Crescent

FINANCES

TOTAL SIZE (SQ.FT.)	1,998
QUOTING RENT (P.A.)	£52,500
ESTIMATED RATES PAYABLE (P.A.)	£14,721
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£67,221







LOCATION & SITUATION

LOCATED IN BELSIZE PARK

The premises are situated on the east side of Queens Crescent, within a well-established mixed-use area in Belsize Park. The location benefits from excellent transport links, with Chalk Farm (Northern Line) and Kentish Town West (Overground) stations both within walking distance.

The surrounding area offers a vibrant mix of amenities, with Queens Crescent Market and the nearby Kentish Town and Belsize Park high streets providing a variety of cafés, shops, restaurants, and bars.

133-135 Queens Crescent



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Available from January 2026. Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

(43B) - Expired 5 June 2025

VAT

TBC

FLOOR PLANS

Plans available upon request.

CONTACT US

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. November 2025.

RIB

ROBERT IRVING BURNS