

# 133-135 QUEENS CRESCENT

LONDON NW5 4EG

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

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

*Convenience stores not permitted.*

Available from January 2026.

**GROUND FLOOR**

**1,998 SQ.FT.**

**RIB**

**ROBERT IRVING BURNS**

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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.



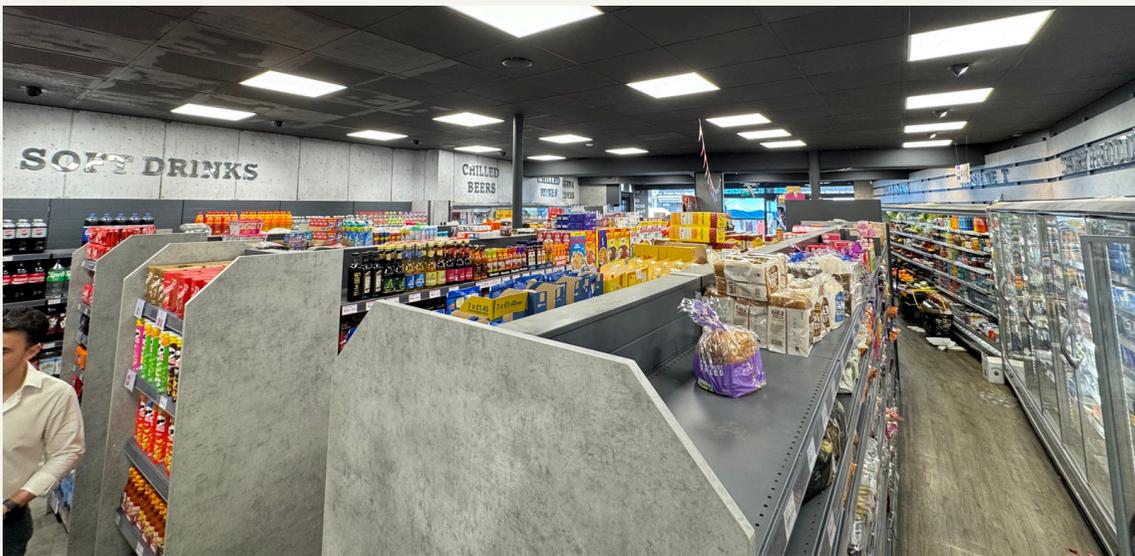
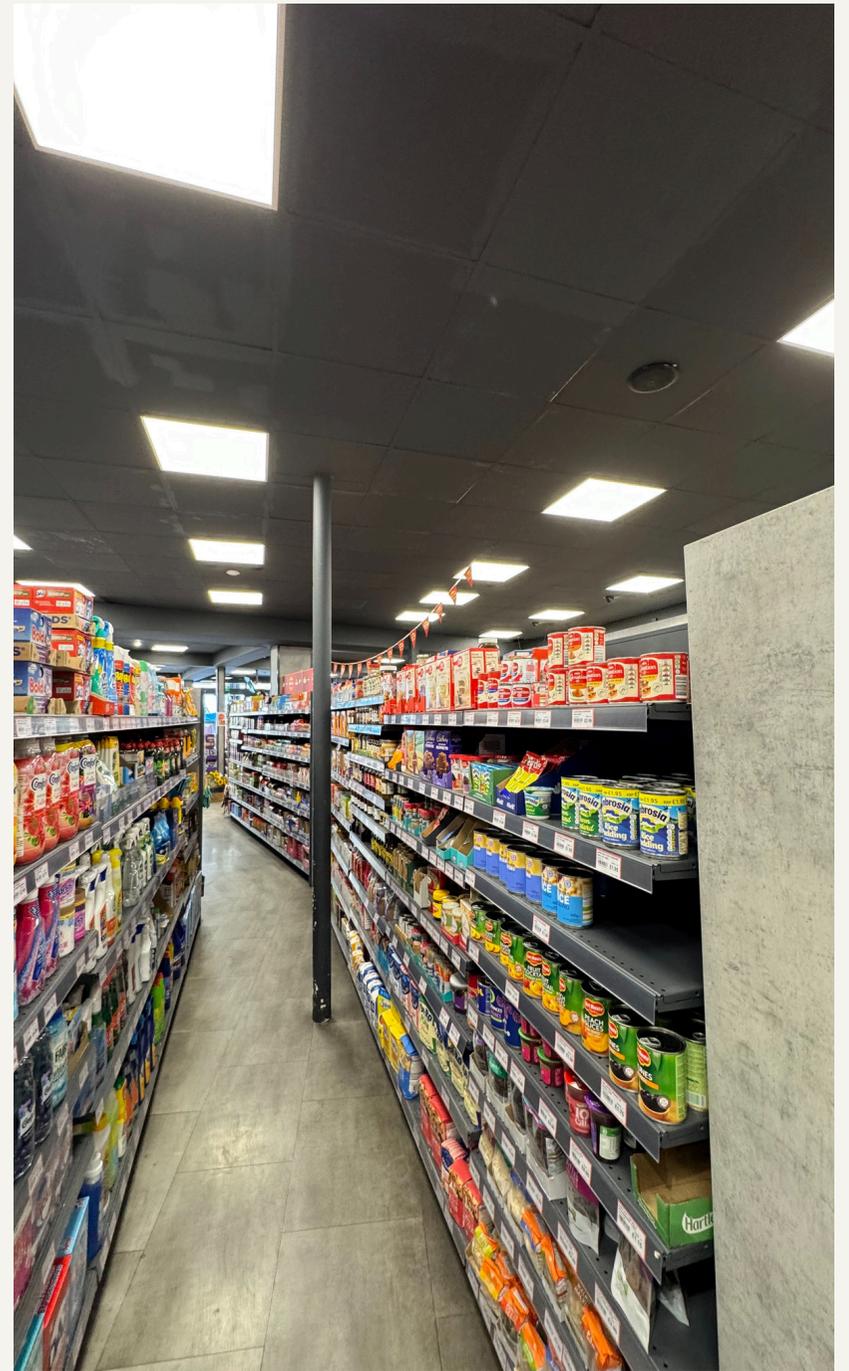
## AMENITIES

- 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)

## FINANCES

TOTAL SIZE (SQ.FT.)	1,998
QUOTING RENT (P.A.)	£52,500
ESTIMATED RATES PAYABLE (P.A.)	£12,744
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£65,244</b>







## 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.



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## 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

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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.

**RIB**

ROBERT IRVING BURNS