133-135 QUEENS CRESCENT LONDON W1

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.



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

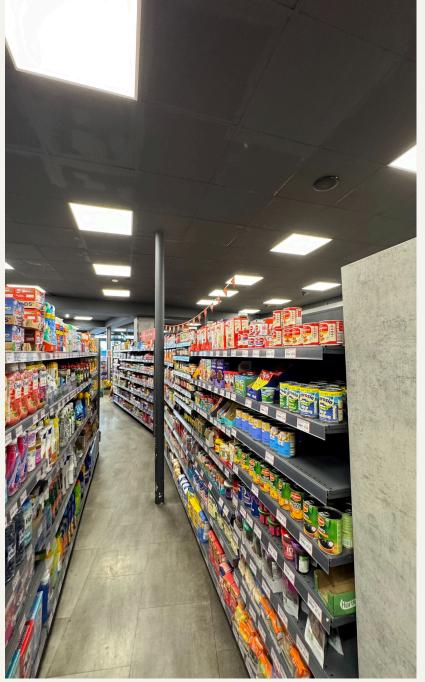
RESTAURANT USE POSSIBLE
WITH REAR EXTRACTION
ROUTE (SUBJECT TO
PLANNING PERMISSION)

FINANCES

ESTIMATED OCCUPANCY COST (P.A.)	£74,721
SERVICE CHARGE	ТВС
ESTIMATED RATES PAYABLE (P.A.)	£14,721
QUOTING RENT (P.A.)	£60,000
TOTAL SIZE (SQ.FT.)	1,998















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.

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.

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