



## West End Lane

London, NW6

### 1am Bar in West Hampstead

**1,800 sq ft**  
(167.23 sq m)

- Popular and Lively Suburb Location
- Late Night Music Venue
- 150 Capacity
- Full Bar Use (Sui Generis)  
Alcohol Without Food Permitted
- Fully Fitted Kitchen

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## Summary

Available Size	1,800 sq ft
EPC Rating	Upon Enquiry

## Description

The ground floor and basement bar is fully fitted and arranged to accommodate up to 150 covers. The kitchen is located in the basement along with storage and customer toilets. There are fully fitted bars on both ground and basement levels of this deceptively spacious venue.

## Location

The premises are situated in an excellent position on West End Lane benefiting from strong all day trade every day of the week. Nearby operators include a host of independent restaurants, cafes and bars, as well as Gail's, Banana Tree Canteen, Caffè Nero, Rosa's Thai and Chipotle to name a few. The premises are located just a few minutes' walk from West Hampstead Underground (Jubilee Line) and Overground stations with good connections to central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	700	65.03
Basement	1,100	102.19
Total	1,800	167.22

## Tenure

We are offering an assignment of the current lease, expiring in July 2035, inside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Passing Rent

£55,000 per annum exclusive with rent reviews every 5 years.

## Premium

Offers in the region of £150,000 invited.

## VAT

May be applicable to the premium and rent.

## Planning/Licence

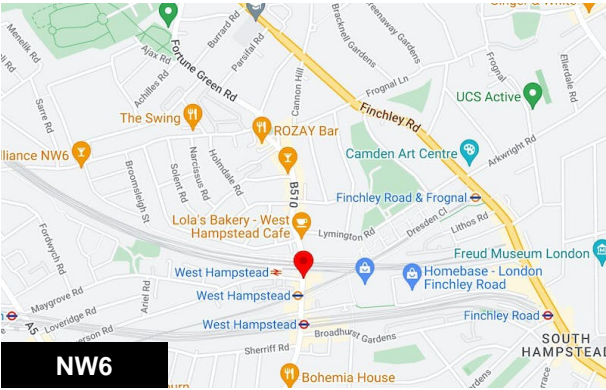
The premises benefit from Sui Generis planning and there is a premises licence in place allowing the sale of alcohol with or without food until 23.30 Monday-Wednesday, 01:00 Thursday-Saturday and 00:00 on Sunday.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



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