



RETAIL TO LET / FOR SALE | 626 SQ FT
12TH STREET RESTAURANT, 311 WEST END LANE, LONDON, NW6 1RD



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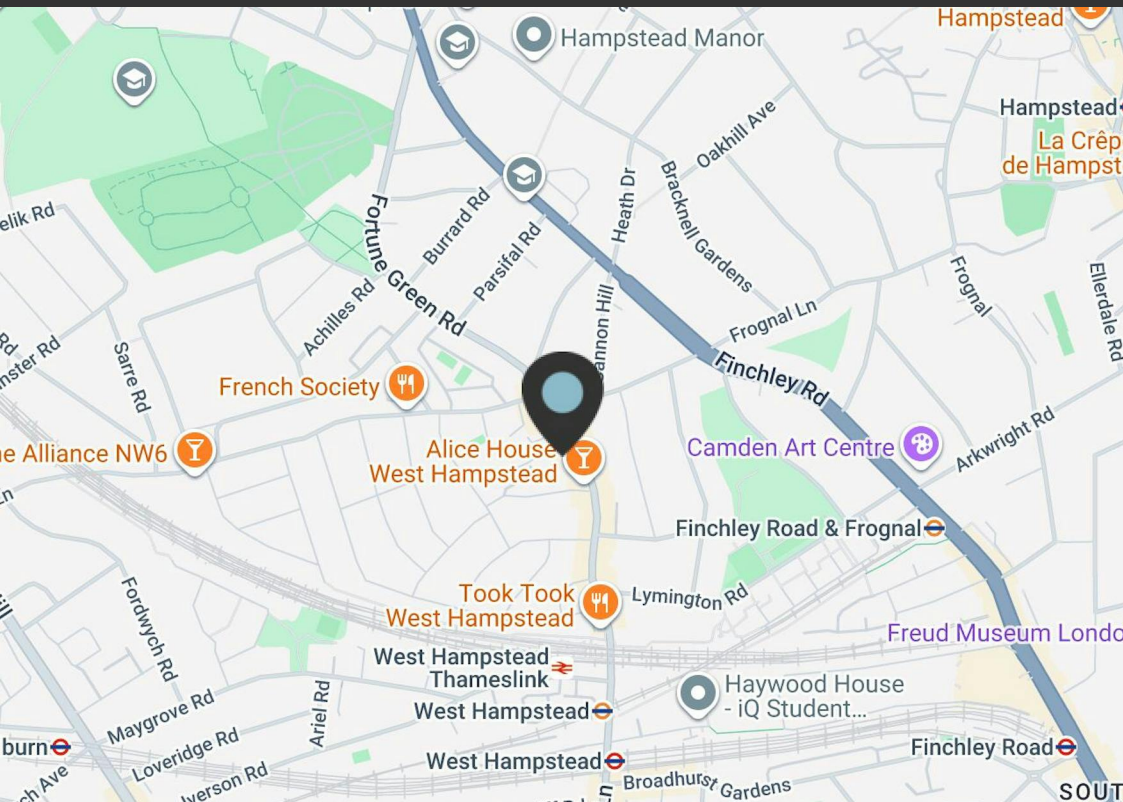
NEW SHOP/RESTAURANT FOR SALE

- Recently Refurbished
- Good Trading Position
- Enclosed Forecourt Seating Area
- New Cold Room at Rear of Shop
- New Freezer Room in Shed in Yard at Rear of Shop



DESCRIPTION

The Shop/Restaurant has been recently refurbished and was previously trading as Truffle Burger and is now trading under the Franchise of 12th Street Restaurant. The shop has an approximate total internal area of 626 sq.ft. approx., which is divided to form a front restaurant seating area and rear kitchen area of 550 sq.ft. approx., and a rear WC/Washroom with a rear storeroom having a cold room of 85 sq. ft. approx. The Kitchen is equipped with various new cooking appliances with full extraction. The front restaurant seating area has Bi-fold doors leading onto to a front open terrace with seating having an area of 221 sq. ft. approx. The premises have newly fitted gas, electrics, plumbing, sound system and kitchen. Situated in the small yard at the rear of the shop (which has pedestrian access to West Cottages), is a wooden storage shed with a freezer of 70 sq. ft. approx. The Restaurant is currently held on a Full Repairing & Insuring Lease dated the 27th June 2025 for a term of 16 Years granted INSIDE The Landlord & Tenant Act 1954 subject to 4 yearly rent reviews at a commencing and current passing rent of £50,000 per annum exclusive. (There is NO Vat charged on the Rent). THE PREMIUM REQUIRED FOR THE PURCHASE OF THE BUSINESS, LEASE, EQUIPMENT AND FIXTURES & FITTINGS IS £150,000, Subject to Contract.



LOCATION

The premises are situated in a good trading location at the northern end of West End Lane located on the western side of the thoroughfare on a parade of shops adjoining West Cottages, in this popular West Hampstead shopping area. Local traders close by include Caffe Nero, Little Waitrose, Hobs, Gails Bakery and GBK Burgers. West Hampstead Underground, Thameslink and West Hampstead Overground Stations are a short distance away from the restaurant.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Restaurant & Kitchen	626	58.16	Available

RENT

£50,000 per annum

PRICE

£150,000 For the Business, Lease, Equipment and Fixtures & Fittings

RATES & CHARGES

Service charge: N/A

Rates payable: £18,587.75 per annum For the year April 2026/27

EPC

C

PREMIUM

The Price the Business, Lease and Fixtures & Fittings is £150,000, subject to contract.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 19/05/2026

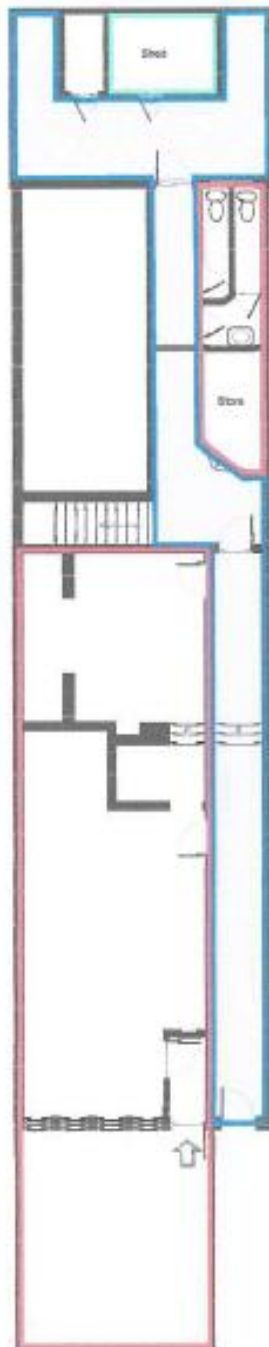


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LEASE PLAN FOR SHOP/RESTAURANT @ 311 WEST END LANE, LONDON NW6 1RD

(NOT TO SCALE)

Address Location: 311 West End Lane, London, NW6 1RD	Ref: 20615		
Date: 20 October 2022	Version: 3.0	Note: Must be printed on A3 page without scaling	Page 1 of 1



-  Extent of demise of the lease
-  Extent of common right of access within the lease
-  Extent of sole right of access within the lease

