



78 Haverstock Hill

London, NW3 2BE

**Modern Ground Floor Shop &
Basement Premises**

In Excellent Decorative Condition

To Let

1,255 sq ft
(116.59 sq m)

- Modern Ground Floor Shop & Basement
- In Excellent Decorative Condition
- Multiple Partitioned Areas In The Basement
- Newly Refurbished
- Wooden Flooring
- Spot Lighting
- Excellent Natural Light

Summary

Available Size	1,255 sq ft
Rent	£35,000 per annum
Rates Payable	£13,560 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (41)

Location

The property is situated amongst a range of shops within this affluent area. Other occupiers in the close vicinity include Gail's, Londis, Nisa Local and Boots. Transport links are excellent with both Belsize Park & Chalk Farm Underground Station (Northern Line) being just a few minutes walk either side of the premises. Numerous bus routes also serve the local area.

Description

Comprises a modern ground floor shop and basement, with the ground floor in excellent decorative condition benefitting from wooden flooring, great ceiling height, spot lighting and excellent natural light. The basement has already been partitioned into multiple small working areas, each benefitting with their own sinks. The premises would ideally suit beauty/hairdressers use.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	592	55	Available
Basement - Shop	663	61.59	Available
Total	1,255	116.59	

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Rent

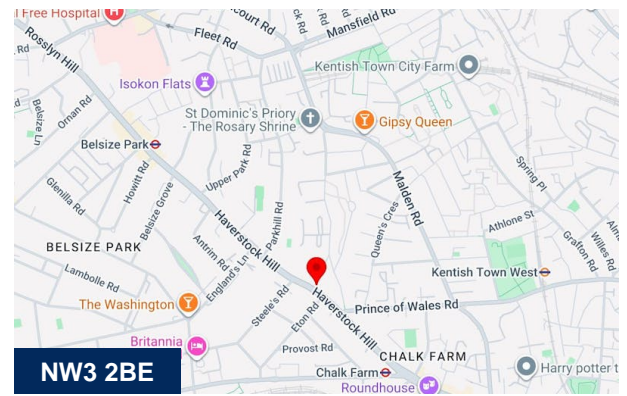
£35,000.00 pax.

Identification

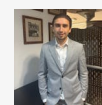
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant

Viewing

Strictly by appointment through owner's SOLE agents as above.



Viewing & Further Information



Sofoklis Michael

02074821203 | 07384638081

sofoklis.michael@christo.co.uk

