

**ASSIGNMENT OF A LEASE****157 Haverstock Hill**

London, NW3 4QT

**Prime Position A3 Premises****Assignment of Lease****581 sq ft**

(53.98 sq m)

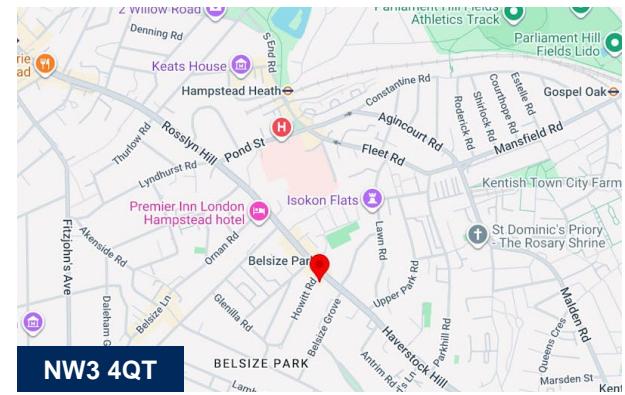
- Prominent Window Frontage
- Benefit Of A Trading Business
- Wooden Flooring
- High Ceilings
- Outside Seating Area
- Kitchen With Extraction
- Male & Female WCs
- Seating For 30 - 40 Customers

## Summary

Available Size	581 sq ft
Rates Payable	£18,907 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

This property is situated amongst a range of prime shops within this affluent area. Other occupiers in the immediate vicinity include Gail's, Londis, Nisa Local and Boots. Transport links are excellent with Belsize Park Underground Station (Northern Line) being opposite the subject premises. Numerous buses also serve the area.



## Description

The property comprises a ground floor, fully fitted restaurant and kitchen with additional storage and WC facilities to the rear. Also there is outside seating area at the front of the premises for customers.

## Accommodation

The Following Areas Are Approximate:

Name	sq ft	sq m	Availability
Ground - Main Seating	430	39.95	Available
Ground - Kitchen	108	10.03	Available
Ground - Storage/ WCs	43	3.99	Available
<b>Total</b>	<b>581</b>	<b>53.97</b>	

## Lease

A Full Repairing and Insuring Lease is to be handed to the new proposed tenant for a term of 15 years with break clauses every 5 years. The Lease is Outside the provisions of the Security of the Landlord and Tenant Act 1954.

## Rent

£44,000 pax

## Premium

£139,000 for the benefit of the Lease, Client's goodwill and all fixtures and fittings.

## Identification

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

## Viewings

Strictly by appointment through Sole Agents.



## Viewing & Further Information



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