



RETAIL TO LET | 325 TO 1,095 SQ FT

351 WEST END LANE, LONDON, NW6 1LT



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

SUPERB CORNER RESTAURANT PREMISES - BUSINESS FOR SALE

- Fully equipped restaurant, including all kitchen equipment, fixtures & fittings
- Large fitted commercial kitchen
- Fully equipped bar area and alcohol licence
- Currently trading seven days per week
- Spacious basement offering additional operational space
- Suitable for various restaurant concepts, particularly Turkish, Chinese or Italian cuisine
- Potential for a bakery concept, subject to the necessary permissions and consents
- Ready for an incoming operator to take over with minimal additional investment



DESCRIPTION

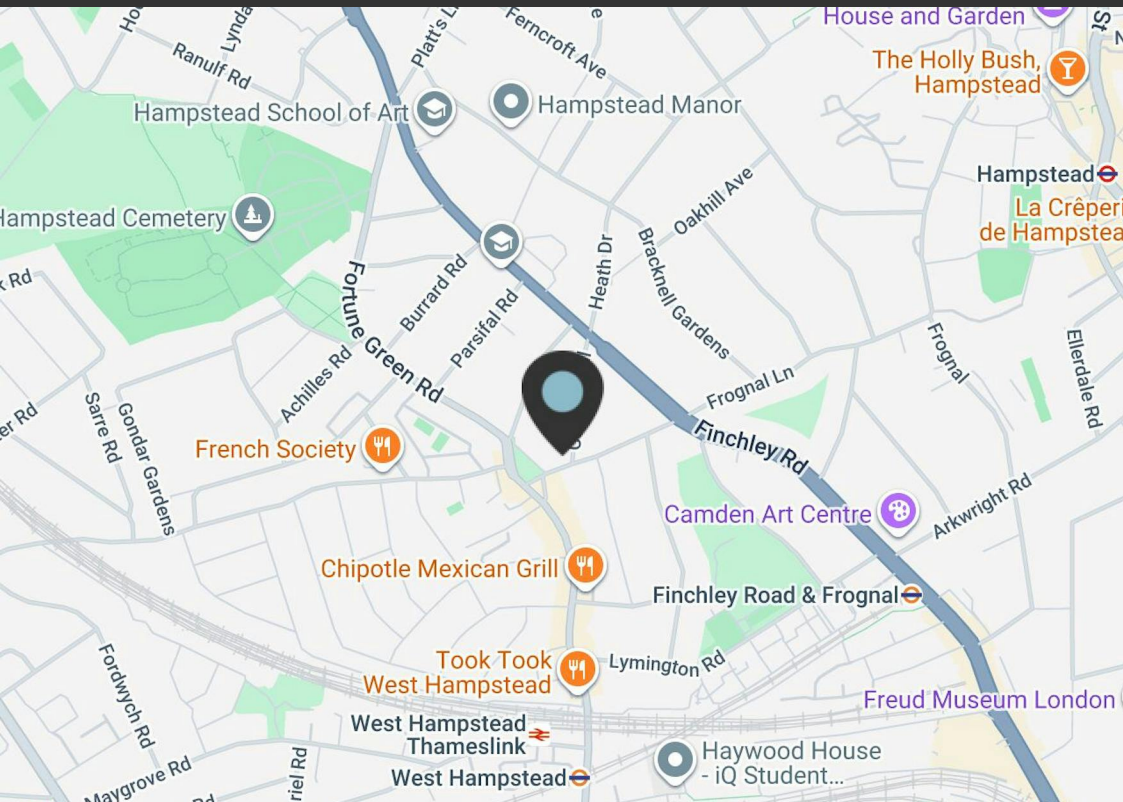
The premises comprise of an established corner restaurant premises on ground and basement floors.

There is a small forecourt seating area leading to the main restaurant having a front seating area of 26-28 covers, communicating to a separate rear dining area also used for a private dining and function room comfortably seating 25 - 30 guests.

This is a lovely feature of the restaurant, offering a warm, cosy and welcoming atmosphere, ideal for private celebrations, family gatherings and special occasions

The Basement area which is accessed by a staircase at the front entrance to the restaurant, comprise a large fitted kitchen plus a storeroom and a passage leading to the separate Men's and Ladies WC's and Washrooms.

The premises are held on as Full Repairing & Insuring Lease granted within the Landlord & Tenant Act 1954 for a term of 20 years from the 1st March 2023 subject to 5 yearly rent reviews with approximately 16 years remaining, at a current passing rent of £40,000 per annum exclusive. The lease was renewed in 2023 for a further 20 years, as the current Tenants have been established at the premises for many years.



LOCATION

The restaurant occupies an attractive corner position at the junction of West End Lane and Cannon Hill being close to the main Finchley Road, in the heart of West Hampstead.

The area is known for its lively atmosphere, popular cafés, restaurants and local shops. The premises benefit from good visibility, an appealing frontage and excellent transport links, making it a convenient location for local residents and visitors alike."



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Restaurant Area	770	71.54	Available
Basement - Kitchen Area	325	30.19	Available

RENT

£40,000 per annum

RATES & CHARGES

Rates payable: £11,104 per annum with small business rates relief

EPC

B

PREMIUM

£135,000 for the Lease, Goodwill, Equipment and Fixtures & Fittings.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Robert Reiff

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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 20/10/2026

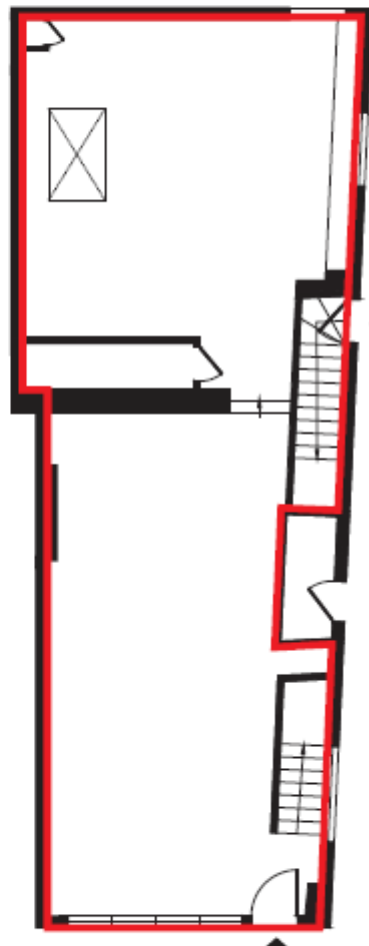
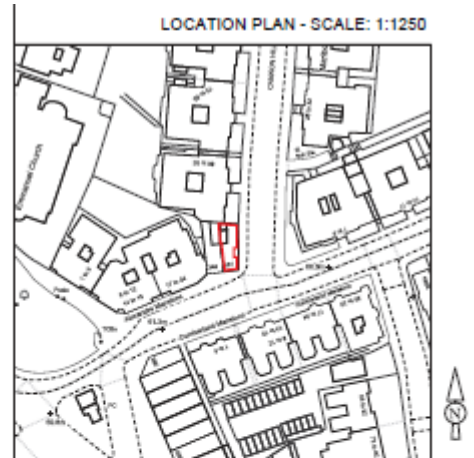


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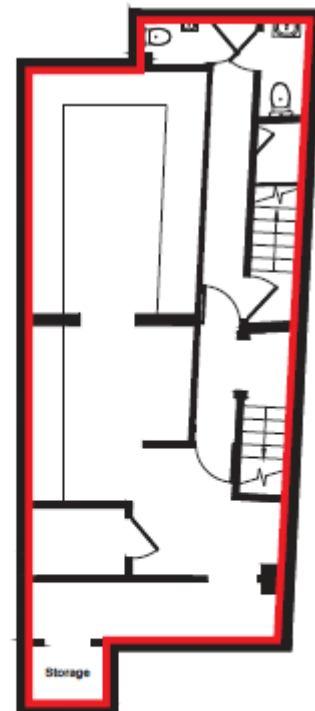
RESTAURANT @ 351 WEST END LANE, LONDON NW6 1LT

(FLOOR PLAN NOT TO SCALE)

LEASE PLAN	
MAIN PLAN	
	LEASE AREA
PROPERTY ADDRESS: 351 WEST END LANE LONDON CAMDEN NW6 1LT	
SCALE: 1:100 @ A4	
DRAWING No: 351WEL.1LT	
DATE: 15/05/23	
DRAWN BY:  ©2023 SBI 0122 info@sbileaseplans.co.uk	



GROUND FLOOR



BASEMENT

