



## West Hampstead shop FOR SALE

### Ideal opportunity for owner occupiers and investors

**55 MILL LANE**

NW6 1NB

Retail

**FOR SALE**

**765 sq ft**

(71.07 sq m)

- Freehold with the upper parts sold off
- Ideal for a range of E-use classes
- Located in the heart of Mill Lane inbetween Kilburn and West Hampstead
- Ceiling height of 11 feet
- Small rear yard
- Shop frontage 12.6 ft
- Arranged over two connected spaces

## Summary

<b>Available Size</b>	765 sq ft
<b>Price</b>	Offers in excess of £225,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Estate Charge</b>	Building Insurance is split 50/50 between the shop and flat upstairs
<b>EPC Rating</b>	C

## Description

This freehold ground floor unit is arranged over two spaces with outside space at the rear. The upper flat is sold off on a long lease. The shop has a great frontage and offers brilliant visibility from Mill Lane.

Suitable for a wide range of businesses and investors.

## Location

The property is situated on Mill Lane on the northern side of the thoroughfare close with the junction of Mill Lane and Solent Road. Mill Lane is a secondary trading street between West End Lane and Shoot-Up Hill.

The Road has a diverse mixture of businesses with a number of local traders and professionals including architects, accountants and property companies.

## Accommodation

The accommodation comprises the following areas:

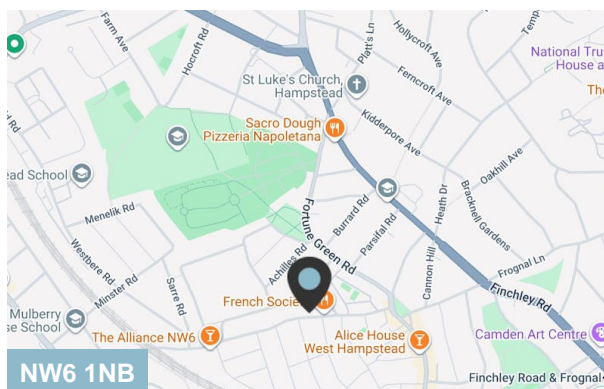
Name	sq ft	sq m	Availability
Ground	765	71.07	Available
<b>Total</b>	<b>765</b>	<b>71.07</b>	

## Viewings

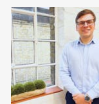
Via arrangement with the sole agents Dutch & Dutch.

## Terms

Freehold



## Viewing & Further Information



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