

HAVERSTOCK HILL RESTAURANT

760 ft2
For Sale



- Good main road trading location in the the desirable and affluent Haverstock Hill / Belsize Park
- Good decorative order
- electric security shutter frontage
- 2 modern WC's in basement
- Ceramic tiled floors
- Spot lighting
- Commerccail kitchen in the basement
- No VAT

152 Haverstock Hill,
Hampstead NW3 2AY

 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

LOCATION

The property is situated on a prominent secondary main road trading location in the heart of Hampstead on the northern side of Haverstock Hill close to the junction with Upper Park Road and close to Belsize Park (Northern Line) Underground Station.

TRANSPORT

152 Haverstock Hill benefits from being a short walk to both Belsize Park and Chalk Farm Underground station (Northern Line) and walking distance to Kentish Town West Station (Overground). As well as a bus stop located a very short distance from the property offering bus routes into the city of London and also out to Hampstead.

TERMS

The 999 year long leasehold is available at a yearly Peppercorn rent for £595,000 subject to contract with full vacant possession.

VAT

No VAT is payable on the sale price.

ACCOMMODATION

Ground floor
325 sqft (30 sqm)

Basement
425 sqft (40 sqm)

BUSINESS RATES

2017 draft valuation of the rateable value of the office accommodation is (£7,920 per annum) Interested parties to make their own enquires in relation to rates payable.

<https://www.gov.uk/calculate-your-business-rates>

EPC

EPC Rating E: (101-125) - 111

VIEWINGS

All viewings are to be arranged through our office, please contact:

Peter Wilson (020) 7443 9862 / M: 07896 678 182
peter@dutchanddutch.com

