DAVIS COFFER LYONS

FREE OF TIE PUB TO LET

LONDON, NW1

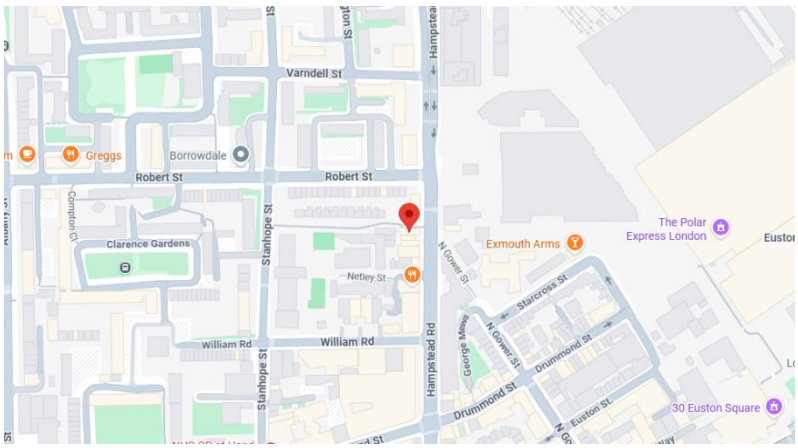


119 Hampstead Road, London, NW1 3EE

Summary

- Free of Tie
- Busy Location
- Good transport links
- Ground and Basement Only
- Sui Generis Use
- New Lease on terms to be negotiated

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents Davis Coffer Lyons: dcl.co.uk

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Location

The property is located on Hampstead Road, a busy road linking Euston and Camden. The property is situated on a prominent corner position front Hampstead Road and Robert Street, a road leading to Regents Park. The property has the benefit of good transport links with Warren Street Station 0.4 miles south of the property, Euston Station 0.2 miles east of the property, Mornington Crescent Station 0.4 miles north of the property and Camden Town Station 0.8 miles north of the property. The surrounding occupiers include residential dwellings, retailers, restaurants and other licenced operators.

For a better understanding of the location please review:
Google Street View

The Property

The property comprises of a ground floor and basement. The ground floor contains a single bar servery which serves a trade area for approximately 30 covers. To the rear is the male and female WC's.

The basement comprises of a small function room for approximately 20 covers. Ancillary accommodation at this level comprises of a trade kitchen, stores and beer cellar.

Tenure

The premises are available leasehold for terms to be agreed.

Rent

Offers invited.

Planning

The property has the benefit from Sui Generis planning consent.

Premises Licence

The tenant will need to apply for a new Premises Licence.

Business Rates

The property is listed on the VOA business rates list as having a rateable value of £30,750.

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffer Lyons.

THE COFFER GROUP

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