



**The Alliance, 40-42 Mill Lane
West Hampstead, London NW6 1NR**

Property Summary

Opportunity to acquire a prominent and attractive freehold public house in the heart of West Hampstead, just off West End Lane.

- Prominent corner position property located in West Hampstead, a highly affluent and desirable district in north-west London.
- Close to West Hampstead underground and West Hampstead Thameslink railway stations.
- The property comprises 5,178 sq ft arranged over ground and basement and benefits from an external beer patio.
- Well established and successful public house run by the existing operator for more than 20 years.
- The property is to be sold with vacant possession.
- The upper parts, arranged as 7 residential apartments, are sold off on a single 999-year lease producing a ground rent of £50 per annum.

Offers Invited.

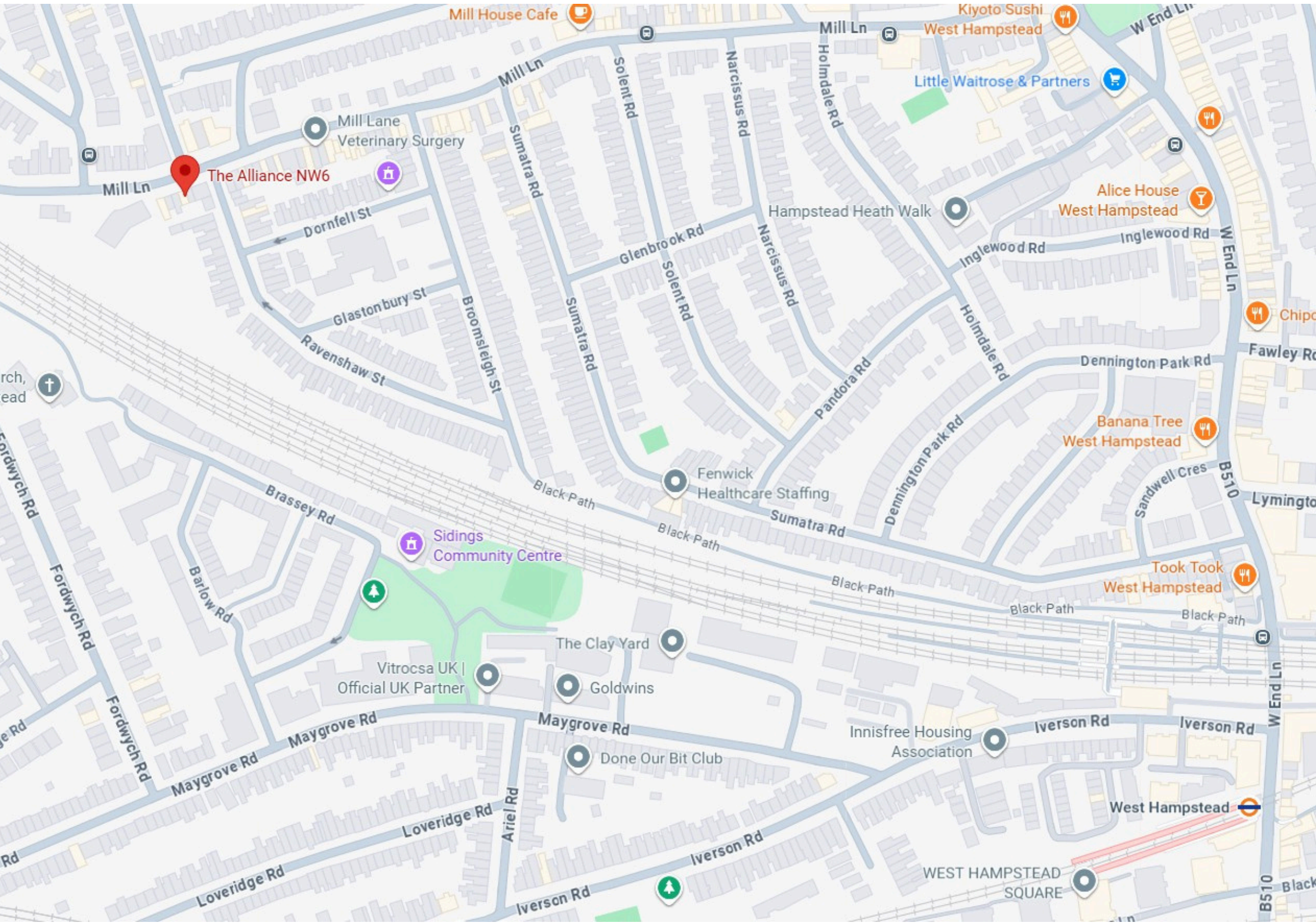


Location

West Hampstead is an affluent and fashionable residential district in the London Borough of Camden boarded by Hampstead, Kilburn, and Swiss Cottage. The suburb is approximately 4 miles north of Central London.

An extremely desirable area to live, West Hampstead and the wider locality, is known for its artistic, musical, and literary associations. Consequently, the area has a vibrant neighbourhood feel and is littered with an extensive array of local shops, restaurants and pubs.

Close to West Hampstead is Hampstead Heath, London's largest ancient parkland covering 320 hectares. The Heath is rambling and hilly, embracing ponds, recent and ancient woodlands, a lido, playgrounds, and a training track. The Park also adjoins Kenwood House, a former stately home, and Parliament Hill, which offers a famous and legally protected view of the London skyline. It is estimated that Hampstead Heath attracts more than 7 million visitors each year.



Situation

The Alliance occupies a prominent corner position on the southern side of Mill Lane, a busy residential road just off West End Lane. West End Lane is the main throughfare in West Hampstead and features the majority of the areas retail, hospitality and leisure offerings.

West Hampstead underground station (0.6 miles) and West Hampstead Thameslink station (0.5 miles) are located close to the subject property. The underground, served by the Jubilee Line, provides direct access to Baker Street, Bond Street and Canary Wharf, while Thameslink is a 24-hour 115 main-line route running from Bedford to Brighton via Central London. Also West Hampstead overground station - a circular route around London - serving routes east to Stratford and West to Clapham Junction / Richmond. In addition, the area is served by the A41 (Finchley Road), the A5 (Shoot-Up Hill) and the B510 (West End Lane).

Description

40 - 42 Mill Lane comprises a prominent corner public house arranged over ground and basement floors, totalling 5,178 sq ft.

The ground floor comprises an impressive open plan trading area with customer seating arranged around a large central bar servery.

The ground floor has capacity for approximately 90 covers. Customer WCs and a commercial kitchen are also at ground floor level.

The basement comprises a large beer cellar and multiple ancillary areas. The basement benefits from separate access via a staircase to street level, providing potential development opportunities in the future which could include extending the current trading area.

Externally, the property benefits from a small beer patio with space for 20 covers.

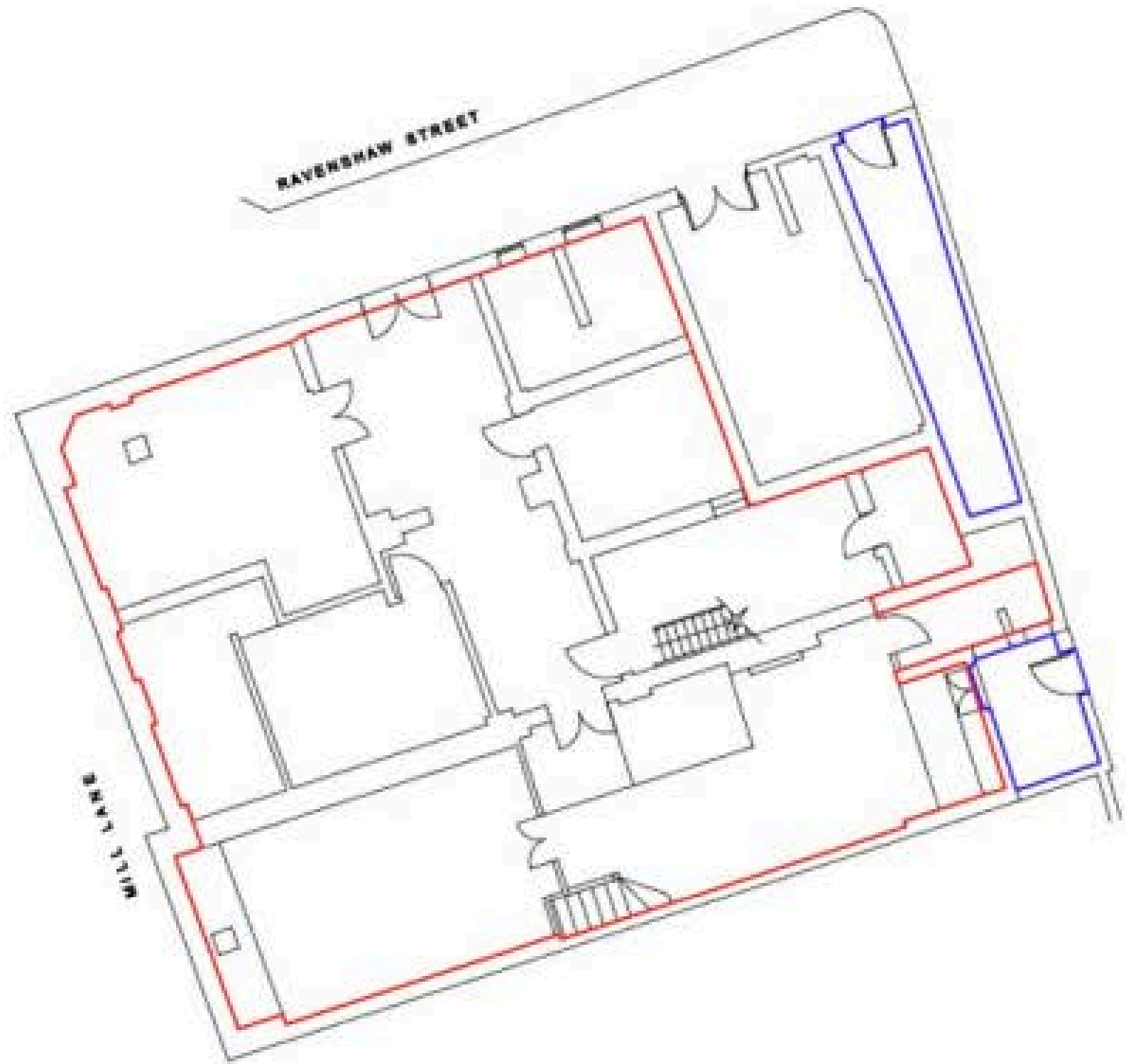
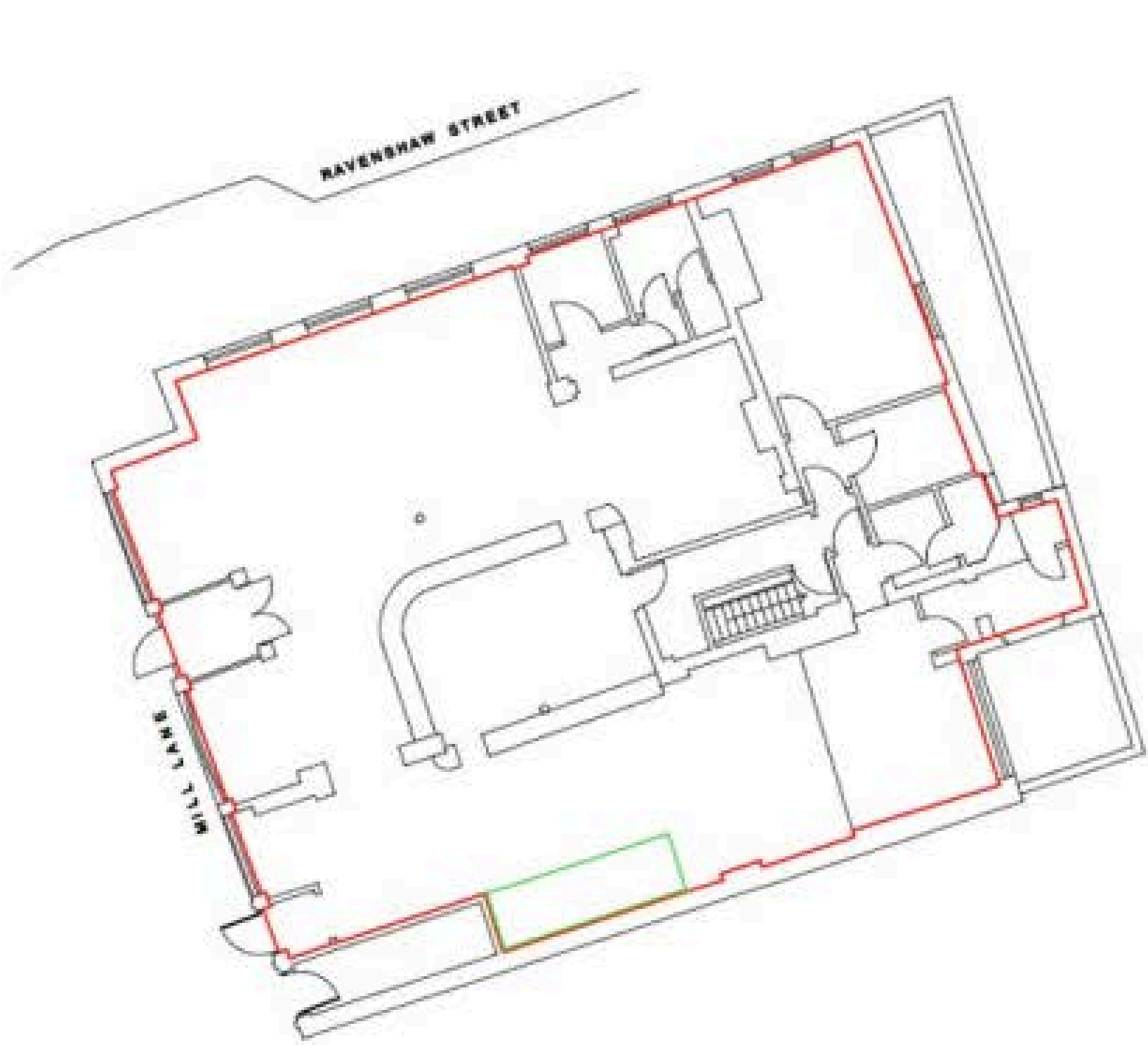
The 3 upper floors are arranged as 7 residential apartments and sold off.



Accommodation

The property has the following approximate floor areas.

Ground	Public House	2,699 sq ft	250.82 sq m
Basement	Ancillary	2,479 sq ft	230.31 sq m
Total		5,178 sq ft	481.13 sq m



Tenure and Tenancy

The property is currently let and is to be sold with vacant possession, or alternatively a new 20 year lease is available - All offers invited.

The upper parts, arranged as 7 residential apartments, are sold off on a single 999-year lease producing a ground rent of £50 per annum.

Planning

The property is located in West Hampstead in the London Borough of Camden, north-west London.

The property is listed as an Asset of Community Value following a successful application in September 2021.

Contacts

Viewings strictly by prior appointment with Davis Coffey Lyons: dcl.co.uk

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