



## 206 Haverstock Hill, London NW3 2AG

### Location

The premises are located on a busy parade on Haverstock Hill, close to Belsize Park Station. The area benefits from an affluent residential catchment and good footfall throughout the week, particularly in evenings and on weekends. Local operators include Gails, Tish, GBK, Pret A Manger, Franco Manca, Von Crumb, Everyman Cinemas and numerous other independent and corporate operators.

For a greater understanding of the location please review the following link:  
[Google Street View](#)

### Description

The premises occupy an attractive single frontage and are arranged at ground floor level only. The premises benefit from an outside seating area for approximately 15 to 20 covers.

The approximate gross internal areas are as follows;

Ground Floor	850 sq ft	79 sq m
Forecourt	320 sq ft	30 sq m

### Term

The premises are available on a new lease for terms to be agreed.

### Rent

Rental offers in excess of £72,500 pax will be considered. An additional rent is sought for use of the forecourt.

### Business Rates

The premises has a rateable value of £60,000.

### Planning

The premises benefit from E Class Use.

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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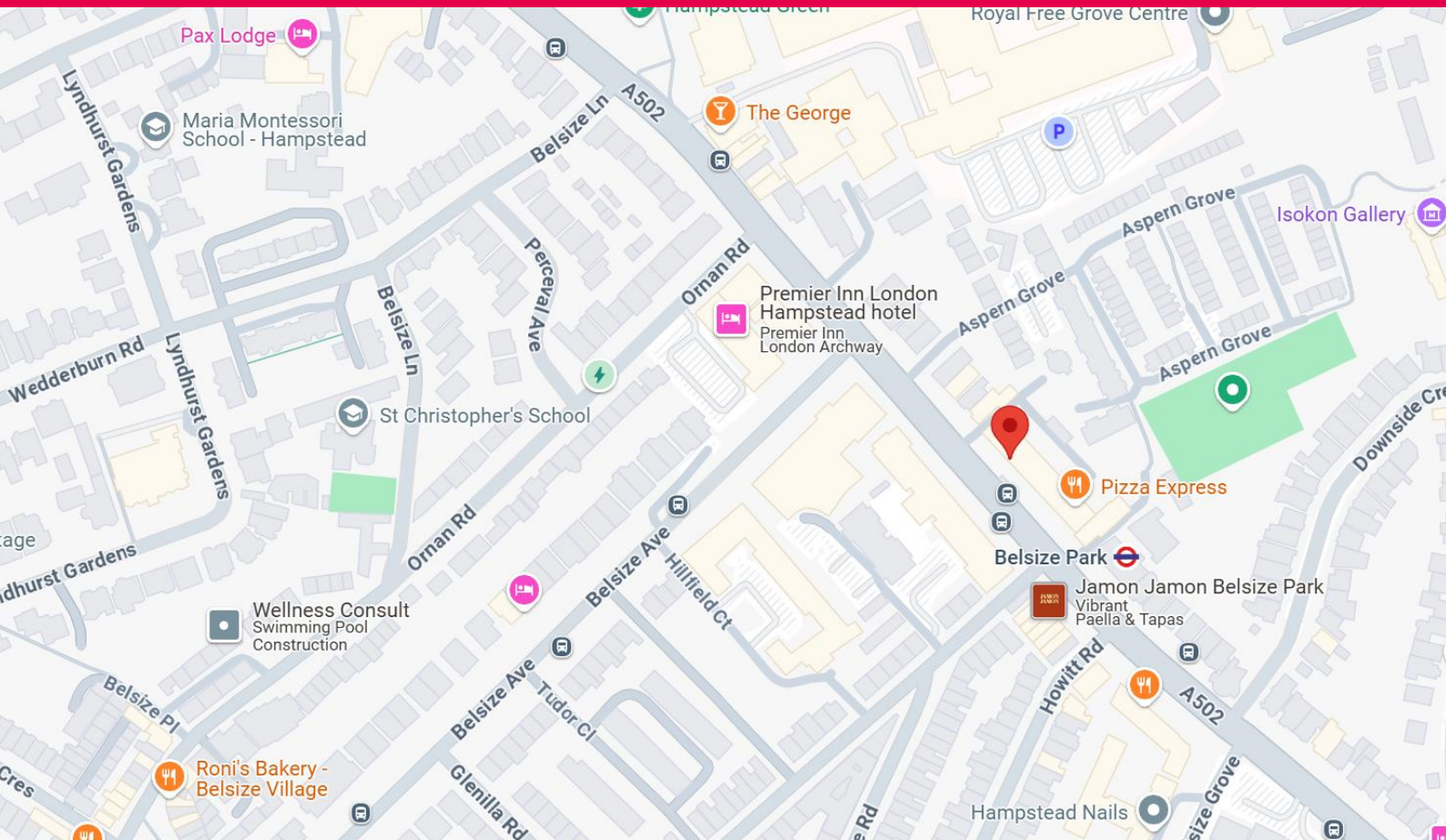




**DAVIS  
COFFER  
LYONS**

**NEW LEASE – BELSIZE PARK NW3**

**850 SQ FT E CLASS OPPORTUNITY WITH OUTSIDE SEATING**



**GAIL's**



**EVERYMAN**

**TISH**  
BAR & RESTAURANT

**FRANCO  
MANCA**  
SOURDOUGH PIZZA



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