



## 202 Haverstock Hill, London, NW3 2AG

### Location

The premises are located in 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, 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 over ground floor only, with an outside seating area of approximately 20 covers to the front. The premises are partially fitted as a café.

The approximate gross internal areas are as follows;

Ground Floor	861 sq ft	80 sq m
Forecourt	420 sq ft	39 sq m

### Term

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

### Rent

Rental offers in excess of £79,500 pax will be considered.

### Business Rates

The premises has a rateable value of £50,500.

### Planning

The premises benefit from E Class Use.

### Further Details

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

Viewing is strictly by prior appointment with sole agent  
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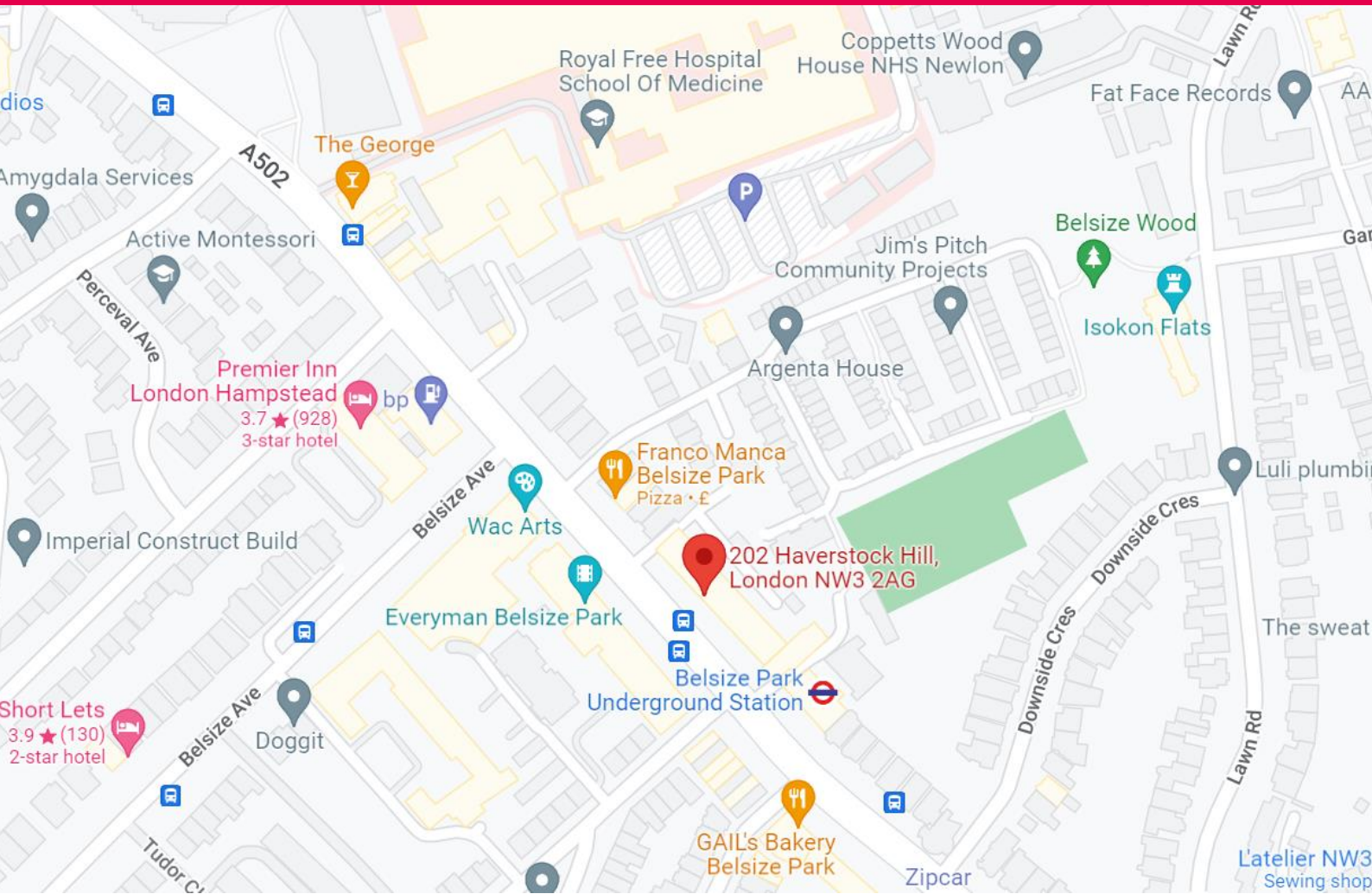
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NEW LEASE – HAVERSTOCK HILL, NW3

861 SQ FT E CLASS OPPORTUNITY WITH OUTSIDE SEATING



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