



210 Haverstock Hill, London NW3 2AG

Location

The premises are located at the end of 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 corner unit with double frontage and are arranged at ground floor and first floor. The premises benefit from an outside seating area for approximately 24 covers.

The approximate gross internal areas are as follows;

Ground Floor	1,167 sq ft	108.5 sq m
First Floor	425 sq ft	39.5 sq m
Total	1,593 sq ft	148 sq m
Forecourt	400 sq ft	37 sq m

Term

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

Rent

Rental offers in the region of £95,000 pax will be considered.

Business Rates

The premises has a rateable value of £71,500.

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
Davis Coffey Lyons: dcl.co.uk

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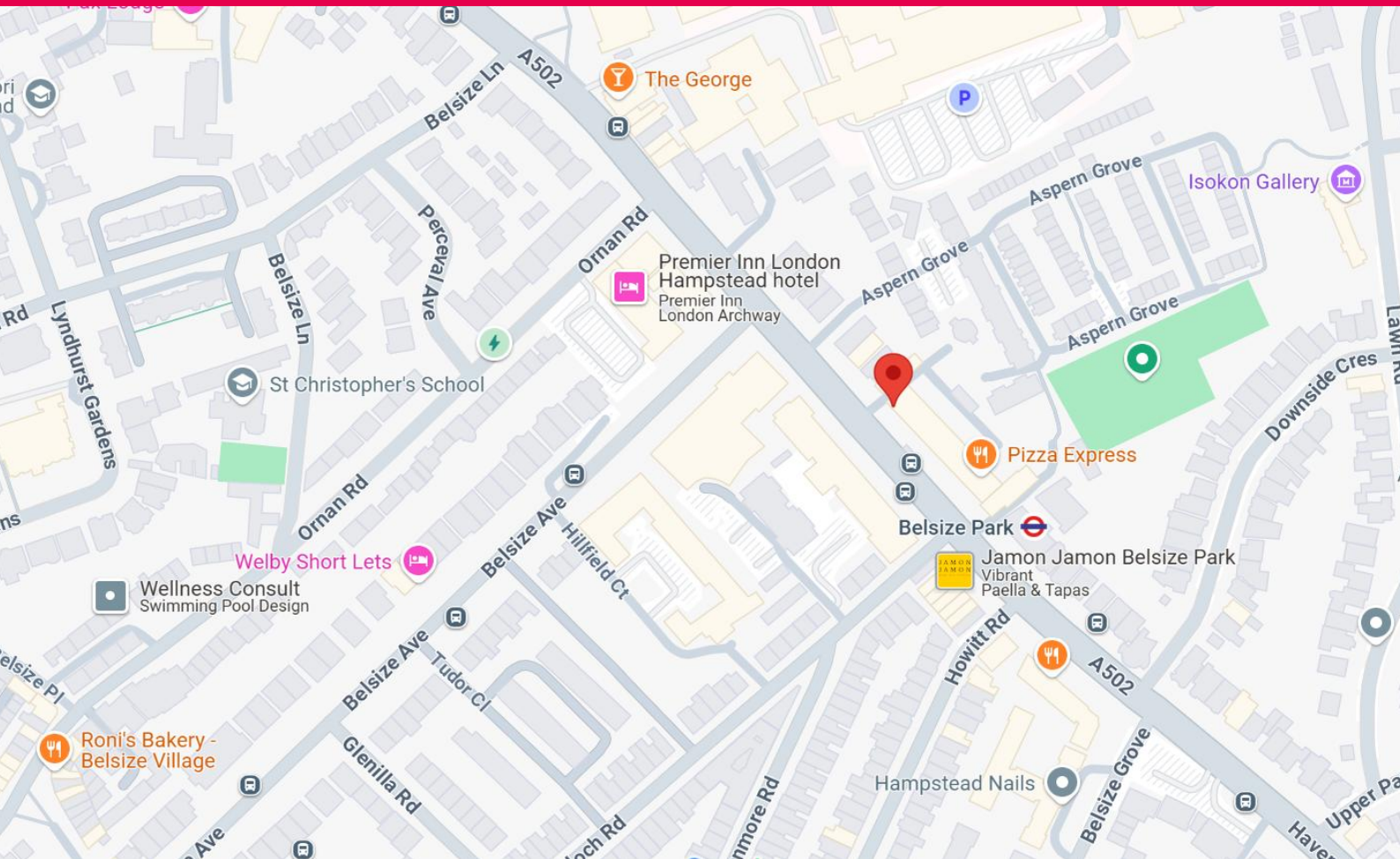
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**DAVIS
COFFER
LYONS**

NEW LEASE – BELSIZE PARK NW3

1,593 SQ FT E CLASS OPPORTUNITY WITH OUTSIDE SEATING



GAIL's



EVERYMAN

TISH
BAR & RESTAURANT

**FRANCO
MANCA**
SOURDOUGH PIZZA



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