

RESTAURANT PROPERTY

West Hampstead - Fully Fitted A1/A3 Opportunity

Next door to Sainsbury's Local

Approx 1,682 sq ft

Lease Available

202 West End Lane, West Hampstead, London NW6 1SG

**LOCATION**

The premises are well located on the Eastern side of West End Lane, next door to Sainsbury's Local and within the same parade as Tesco Express. Occupiers in the near vicinity include The Banana Tree, Midas, Park Heath Estate Agents, Insight Opticians, Bengal Spice, HOB Salon, Goldschmidt & Howland and Cedar Estates. West Hampstead's Thameslink, Overground and Underground stations are within close walking distance.

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ACCOMMODATION

The premises are arranged over ground and basement floors, providing the following approximate areas:

Ground Floor	841 sq ft
Basement	841 sq ft
Total Area	1,682 sq ft
	156.4 sq m

LEASE

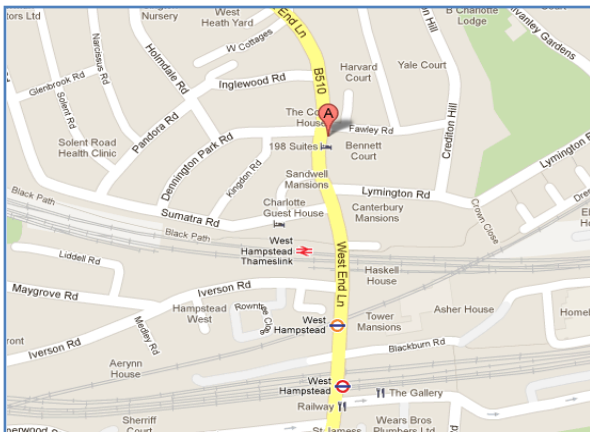
Assignment of lease, expiring 26 February 2022, at a current rental of £38,000 pax. The next rent review is in February 2017. It is understood that the lease is within Sections 24-28 of The Landlord and Tenant Act 1954 (Part II as amended).

LICENCING

The existing premises licence allows the sale of alcohol until 11:30pm Mon-Thurs, 12am Fri-Sat, and 10:30pm Sunday.

PREMIUM

A premium of £150,000, subject to contract is sought for the benefit of the leasehold interest. Fixtures and fittings to be agreed.



Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

RATES

We understand that the property is assessed as follows.

Rateable Value	£30,000
Payable 2014/15	£14,460

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to be responsible for payment of their own costs.

CONTACT

For further information or to arrange a viewing contact:

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