



82 HAMPSTEAD HIGH STREET, LONDON, NW3 1RE

2,330 SQ FT / 217 SQ M

Excellent Restaurant Premises

Lease for Sale - Confidentially Available



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LOCATION

The premises are located close to the junction with Prince Arthur Road and a short walk from Hampstead Underground Station. Nearby restaurants and retailers include Cote, Le Pain Quotidien, Borough Kitchen, Hobbs, Wagamamas, Joe and the Juice and Kurt Geiger.

TERM

The premises are held on an effectively full repairing and insuring lease for a term of 25 years inside the Landlord & Tenant Act due to expire December 2023.

RENT

Passing £177,618 pax

PREMIUM

Offers invited.

LICENSE

The premises benefit from an existing premises license that allows for the sale of alcohol.

Monday-Saturday	12 noon to 23.30
Sunday	12 noon to 22.30

ACCOMMODATION

The premises are arranged over ground and first floor levels together with residential accommodation on the second floor comprising 2 bedrooms and bathrooms.

Ground floor	1,440 Sq Ft	134 Sq M
First floor	890 Sq Ft	83 Sq M
Total	2,330 Sq Ft	217 Sq M

RATES (2022/23)

Rateable value:	£180,000
Rates payable (UBR multiplier: £0.532):	£95,760

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear its own costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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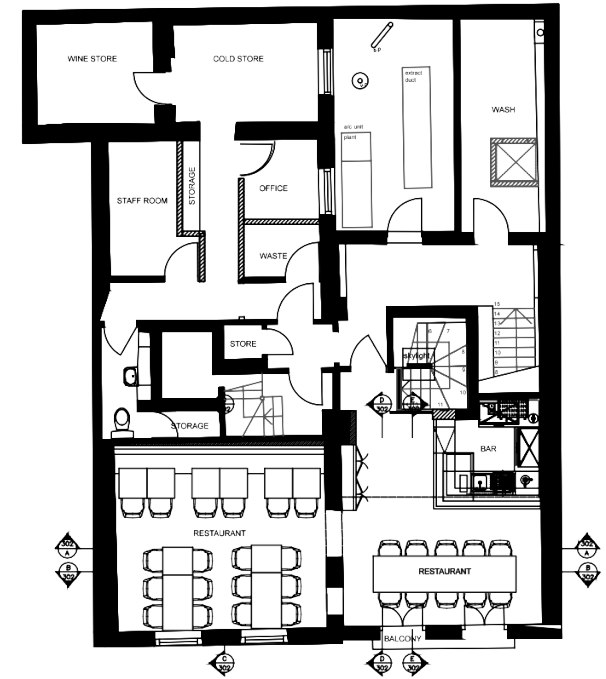
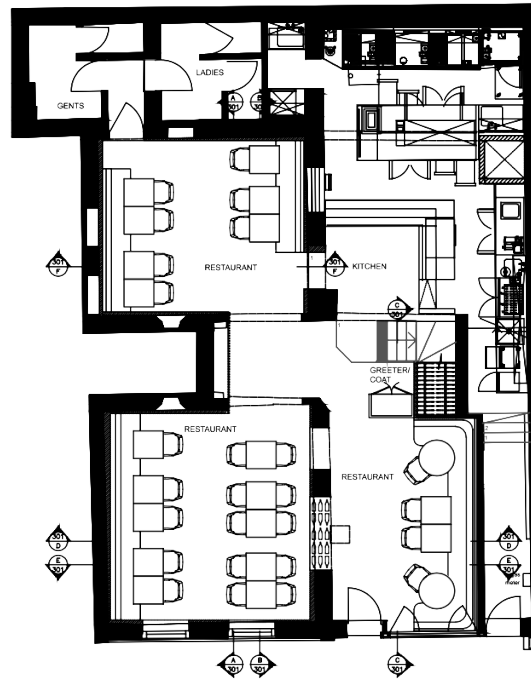
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STEPHEN
KANE & COMPANY

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50 metres

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Created By: Stephen Kane and Co

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