



## 58 Belsize Lane, NW3



**Area**  
1169 SQ FT



**Location**  
Popular Belsize Park  
location



**Tube**  
Hampstead Heath  
Northern Line Station



**Food Approved**  
Currently trading as a  
restaurant



**Rent**  
£40,000 Premium £150,000

## LOCATION

Also present in Belsize Park are multiple boutique retailers, cafes and restaurants with a number of sole traders based within the area serving the local community. Within easy access of Belsize Park, Hampstead Heath, Swiss cottage, Finchley Road and surrounding areas. Situated in a prime position on Belsize Lane.

Close proximity to Belsize Park and Hampstead Heath Northern Line Stations.

## DESCRIPTION

Here is a rare opportunity to acquire a boutique restaurant in one of the most popular location in Belsize Park. The restaurant can accommodate in the region of 42 covers and the outdoor seating can accommodate 8 customers, and the forecourt can seat an additional 12, totalling 62 covers. The shop benefits from an open plan seating area which leads into a bar/serving area. The kitchen and ladies/Gents WC located in the basement.

Currently trading as an Indian restaurant and comes fully furnished.

## TERMS

Available by way of assignment of existing lease which has approximately 17 years to run.

The passing rent is £40,000 pa and we are seeking premium offers of £150,000.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

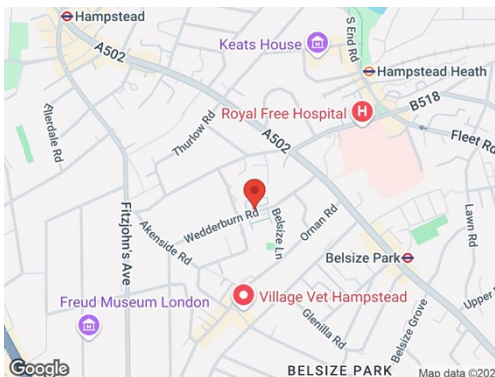
## RATES

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

## EPC

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For further information please contact:  
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