

T0207 286 8363 E:sales@threeh.co.uk



REFURBISHED LOWER GROUND FLOOR SPACE In The Heart Of Belsize Village

760 sq.ft. Gross. Circa 500 sq ft Net Usable Area Plus Storage

Ideal For Physio, Treatment Rooms, Storage Etc
TO LET

Basement, 62 Belsize Lane, Hampstead NW3 5AR

Location:

In the most sought after area of Belsize Village in Hampstead amidst a variety of retail and catering occupiers offering a diverse range of goods and services to an upmarket residential community. The accommodation is within walking distance of Swiss Cottage and Belsize Park Underground Stations.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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Accommodation:

Comprises a lower ground floor with an overall floor area of approximately 760 sq ft (71 M²).

Amenities:

- Recently Refurbished
- Self Contained
- Tile Flooring
- Mechanical Ventilation
- LED Lighting
- Entryphone
- Kitchen & WC

Rent: £15,000 p.a.x VAT is not currently applicable.

Rateable Value: To be re-assessed.

Lease: New lease by arrangement with periodic rent reviews to, on full repairing and insuring terms.

Energy Efficiency Rating On application

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, regardless of whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment.







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