



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.

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.

