



WEST HAMPSTEAD E CLASS UNIT

42 m² – 452 sq ft To Let

53 Mill Lane, West Hampstead, NW6 1NL

Location

Mill Lane is a busy road and a bus route between Kilburn and West End Lane. The shop sits in the middle of an eclectic mixed-use parade which includes beauticians, a pharmacy, a carpet retailer and a physiotherapy practice.

Accommodation

Comprises a refurbished shop/office in this well - known location. The shop occupies approximately 452 (42 m²) on the ground floor, with store room and rear office/kitchenette plus part tiled wc. To the rear of the shop is a garden/patio, part paved and providing a hard - standing area.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Amenities

Newly refurbished
Gas Heating
Modern Aluminium Framed Shopfront
Rear Garden/Patio
Ceiling Height (max) 2.97m

Lease

The property is available on a new lease for a term by arrangement on full repairing and insuring terms.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£18,500 p.a.x. The building is not currently elected for VAT

Buildings Insurance

Approx. £635.00 per annum

Deposit

Our clients will require a security deposit of 3 to 6 month's rent as security, subject to strength of covenant

References

A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been applied for, whether or not they are accepted by the Landlord

EPC Rating

C (72)

Viewing

Strictly By Appointment through 3H Property Consultants

N.B.

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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