

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.

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.

<u>Amenities</u>	Newly refurbished Gas Heating Modern Aluminium Framed Shopfront Rear Garden/Patio Ceiling Height (max) 2.97m
<u>Lease</u>	The property is available on a new lease for a term by arrangement on full repairing and insuring terms.
<u>Legal Costs</u>	Each party to be responsible for their own legal costs.
<u>Rent</u>	£18,500 p.a.x. The building is not currently elected for VAT
<u>Buildings Insurance</u>	Approx. £635.00 per annum
<u>Deposit</u>	Our clients will require a security deposit of 3 to 6 month's rent as security, subject to strength of covenant
<u>References</u>	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
<u>EPC Rating</u>	C (72)
<u>Viewing</u>	Strictly By Appointment through 3H Property Consultants

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