

RAPLEYS

LEASE FOR SALE Retail Unit

rapleys.com
0370 777 6292

236 West End Lane, West Hampstead,
London NW6 1LG

CONTACT **Matthew Guest**
07810 698175 | matthew.guest@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com



Retail premises

Prominent location on West
End Lane

A1 Use

£40,000 per annum

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Location

The property is situated in a prominent position on West End Lane, a busy High Street with a mix of good quality national and local occupiers.

The property is within walking distance of West Hampstead Overground Station, with both the Underground and Thameslink station located close by.

Nearby retailers also located on West End Lane include **Caffe Nero, Sainsbury's** and **Waitrose**, as well as a number of boutique shops and independent coffee operators.

Description

The unit is arranged over ground floor and basement.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor sales	77.11	830
Basement	17.30	187
Total	94.41	1,017

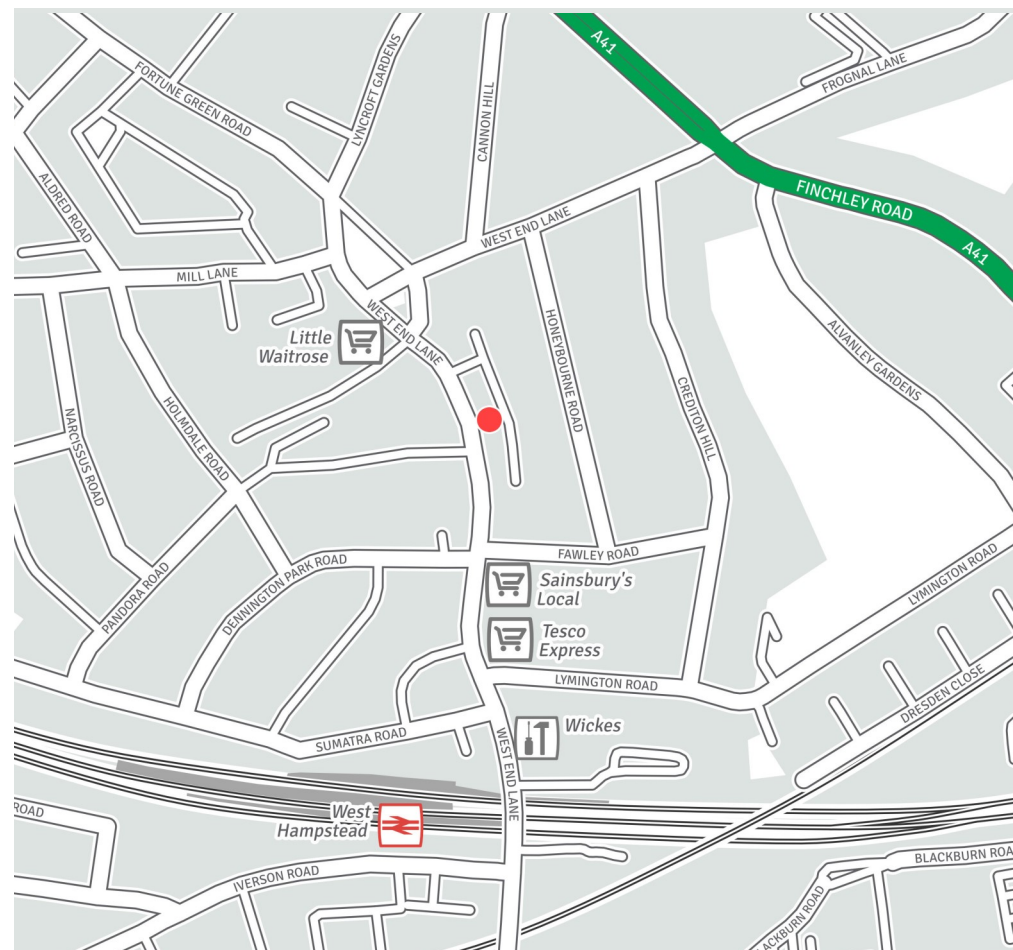
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Lease for sale.

Terms

Terms to be agreed. The property is held by way of lease expiring November 2024 at a passing rent of £40,000 per annum .



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Rating

We are advised that the Rateable Value for the property is £39,250. Please note, the government have confirmed that Business Rates will not be payable on occupied retail premises for the year 2020/21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government's website](#).

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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