



**99Home Ltd.**

99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

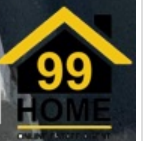
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0 Bed Retail Property In Belsize Road , London, NW6 4AA

£1,500 Monthly



Ref:14936  
Ref: 14936







## SHORT DESCRIPTION

Property Ref: 14936 SHOP/OFFICES TO LET We are delighted to offer this rarely available shop premise to let on a new lease. This unit presents an excellent opportunity for a new or established business looking to expand into this vibrant area. Space The ground floor has direct street access and a prominent shop display window. It has the following features: glazed timber shop window frontage, good ceiling height, electricity and water connections, AC, internet and telephone lines installed. Internally, it is currently laid out as an open plan area with WC and kitchenette access. Customisation of the fit out to own specification is permissible. Uses Class E Location Belsize Road is a prime location within touching distance of zone 1 and Central London. The premise is situated along a secondary retail parade in the London Borough of Camden between South Hampstead and Kilburn High Road. The established surroundings have a dense and diverse residential population as well as both chain and independent retailers and offices. Transport Kilburn Park and Maida Vale underground stations, as well as Kilburn High Road and South Hampstead Overground stations are all within walking distance. The 31 and N28 bus routes (amongst others outside) runs directly past the shop. The A5 provides the nearest major road link. Pay and display parking bays are directly outside as well as unallocated ad hoc rear parking. Terms: New Lease All terms are negotiable Dealing directly with company landlord No VAT is payable on the lease No Premium Features Ground floor, own entrance, excellent location, good transport links, 24hr access, street level, shop window frontage, very low maintenance, excellent business opportunity. Viewings By appointment only. Please familiarise yourself with the location before making enquiries. Please clearly provide your name, contact phone number and email address to enable us to return your call. -- Disclaimer Information The information displayed about this property comprises a property advertisement. We make no warranty as to the accuracy or completeness of the advertisement or any linked or associated information. This property advertisement does not constitute property particulars. This advertisement is believed to be correct when published but we cannot accept any liability whatsoever for any actual or perceived misrepresentation made either in this advertisement, verbally, or outside any written and engrossed contract. Intending purchasers or tenants are strongly advised to seek independent financial and legal advice before entering into any contract and to make their own enquiries to satisfy themselves that the property is suitable for their requirements. All properties are offered subject to contract and availability. VAT and other costs or fees may be applicable unless specified. S.21 Estate Agents Act 1979 applies. Please note we are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of any client or otherwise. We assume no responsibility for any statement that may be made in these details. These details do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. We have not tested any services, equipment or facilities. All parties must satisfy themselves by inspection or otherwise. Property Type: Retail Property Full Renting price: £1500.00 Pricing Options: Fixed Price Measurement: 1000 sq.ft Outside Space: N/A Parking: Rear Heating Type: Air Conditioning -----



Bed Room(s)



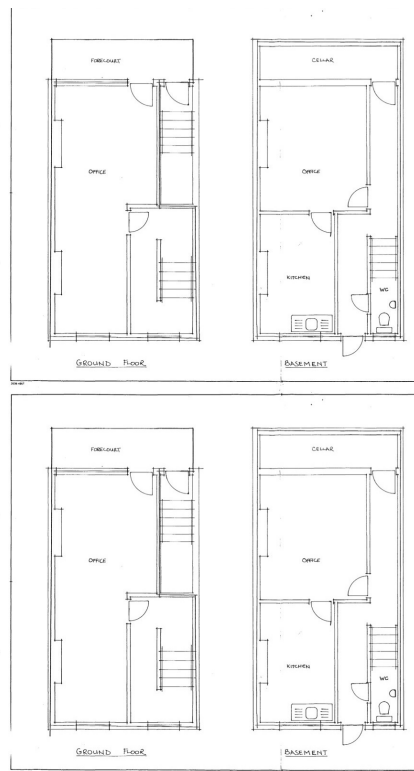
Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

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