

London NW6 - 34 Mill Lane NW6 1NR
Beauty Salon and Barber Shop to Rent / Lease for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



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Beauty Salon and Barber Shop to Rent / Lease for Sale



Property Features:

- Comprises ground floor shop with basement
- Available on a 15-year lease expiring 2038
- Lease inside Landlord & Tenant Act 1954
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Occupiers nearby include Post Office, Londis Supermarket, Bar, Takeaway and more.

Property Description:

Comprises mid-terrace shop t/a aesthetics and beauty, providing the following accommodation and dimensions:

Ground Floor: 32 sq m (345 sq ft)

Open plan retail, storage

Basement: 22 sq m (236 sq ft)

Ancillary

Total GIA: 55 sq m (581 sq ft)



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Terms:

Lease for sale, available on the following FRI terms:

Term: 15 Years from 1st February 2023 until 31st January 2038

Lease inside Landlord & Tenant Act 1954

Rent: £461.54 per week (PCM: £2,000) paid quarterly in advance

Rent Review: Every 5 years open market upward only

Break Clause: No

Deposit: £10,000 (5 months)

Premium: £35,000 inc. fixtures and fittings

Rateable Value:

Rateable Value - £16,500 p.a.

Rates Payable - £2,050* p.a.

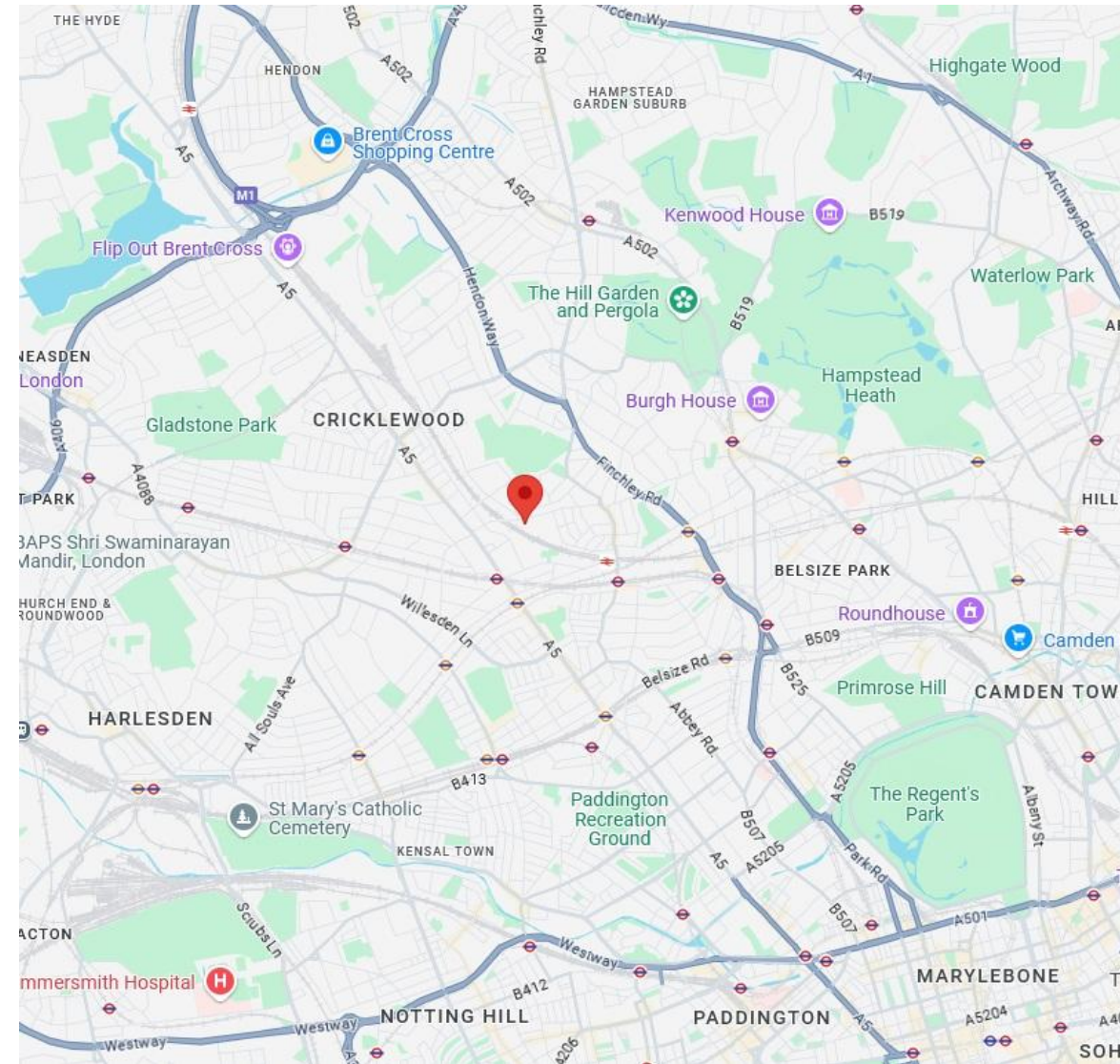
** Retail, hospitality and leisure business rates relief scheme 2024/2025*

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

Situated within short walk from West Hampstead Station providing Underground, Overground and National Rail services. Occupiers nearby include Post Office, Lonsis Supermarket, Bar, Takeaway and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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