



Englands Lane, London, NW3 **To Let**

Large shop to let
Over two floors approx. 1,575 sq. ft.
Currently trading as Launderette
Suitable for alternative uses

**£60,000 per
annum**

Location:

The property is located in affluent England's Lane, with its close proximity to Belize Park and Swiss Cottage. The surrounding area is well served by national and local traders such as KFH Estate Agents, Washington Public House, Starbucks Coffee, Tesco Express. and many local sole traders.

The property is well served by public transport with having Belsize Park within 5 minute walk away and Swiss Cottage and Finchley Road Underground stations with less than 10 minute walking distance.

Description:

The unit is currently arranged over ground and basement floors, trading as launderette. The property is spacious with large basement which currently serves the laundry machines, such as water tanks and water softeners. In addition there is staff WC situated to the rear of the ground floor area.

User:

We believe the premises falls under Sui Generis use class of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Planning:

We have recently made application to London Borough of Camden for change of use for this unit from its current use, Sui Generis to A3 restaurant, decision is anticipated for mid to late August 2018.

Accommodation:

The property offers the following (NIA) approximate dimensions: -

Ground Floor: 770 sq. ft. (71.53 sq. m.)
Basement Floor: 805 sq. ft. (74.78 sq. m.)
Total: 1,575 sq. ft.. (146.31 sq. m.)

Terms:

The property is being offered on a new fully repairing and insuring lease for term to be agreed which will be subject to upwardly only rent reviews.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: £44,000.00; however interested parties should make their own enquiries.

EPC:

Energy performance certificate provide a rating of D - 84

Legal Fees:

Each party to bear own legal costs.

Viewing's:

Strictly via the Landlords sole agents:

Varol Zafer D: 020 8222 9946 M: 07900 224967 E: v.zafer@willmotts.com

Andrew Abbott D: 020 8222 9947 M: 079207 69395 E: a.abbott@willmotts.com ;

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