

PRET
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192 HAVERSTOCK HILL, BELSIZE PARK

Freehold For Sale

An exceptional flagship opportunity, immediately adjacent to Belsize Park Underground Station

RIB

savills

BACKGROUND

Savills and RIB are delighted to offer this exceptionally prominent retail unit located immediately adjacent to Belsize Park Underground Station, which was designed by award winning architects Squire & Partners. The Property offers secure income having just been let to Carebrook Ltd t/a Pret A Manger on a rare new **18.5 year** lease without break at a rent of £150,000 per annum. The property consists of a single retail unit split over ground and basement floors with a south facing seating area to the front.

KEY HIGHLIGHTS

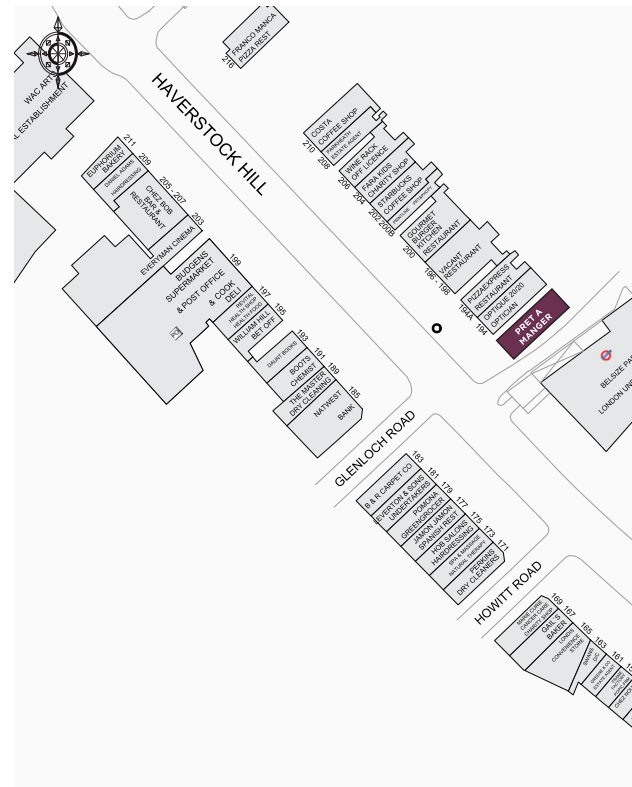
- Opportunity to acquire 100% prime retail on Haverstock Hill
- Highly prominent corner location immediately adjacent to Belsize Park Underground Station
- Recently built to an outstanding standard with no expense spared
- Securely let on a rare 18.5 year lease without breaks
- Income of £150,000 per annum
- 5 yearly upward only rent reviews with reviews in 2026, 2031 & 2036
- Freehold



LOCATION

Belsize Park is an affluent London suburb located within the Borough of Camden. It is located 0.6 miles from Hampstead Village, 1.2 from Kentish Town to the east and 0.9 miles from Primrose Hill to the south. Belsize Park Underground Station is located on the northern line and sees approximately 5.5 million people pass through it annually.

In addition to the significant station footfall the Royal Free Hospital is approximately 0.2 miles from the property and is one of the key teaching hospitals in the capital with over 7 million visitors each year.



SITUATION

Retailing in Belsize Park is centred around Haverstock Hill which provides a sizeable and affluent local population with a complementary mix of national and independent retail, restaurant and bar operators. The subject unit occupies the best location in the vicinity, being immediately adjacent to the underground station.



THE PROPERTY

The property has recently been redeveloped to provide a number of luxury residential flats above an outstanding retail unit.

The property has been finished to an exceptionally high specification and represents a unique and rare opportunity to secure an unrivalled retailing location in an affluent London suburb. The design features full height glazing, a complete return frontage, eye-catching Greek marble cladding and impressive ceiling heights on both ground and basement levels. The premises also benefits from a south facing outside seating area to the front.

AREAS

FLOOR	SQ FT	SQ M
Ground Floor	1,496	137
Basement	1,432	133
Total	2,928	272



PROPOSAL

Further details available upon request.

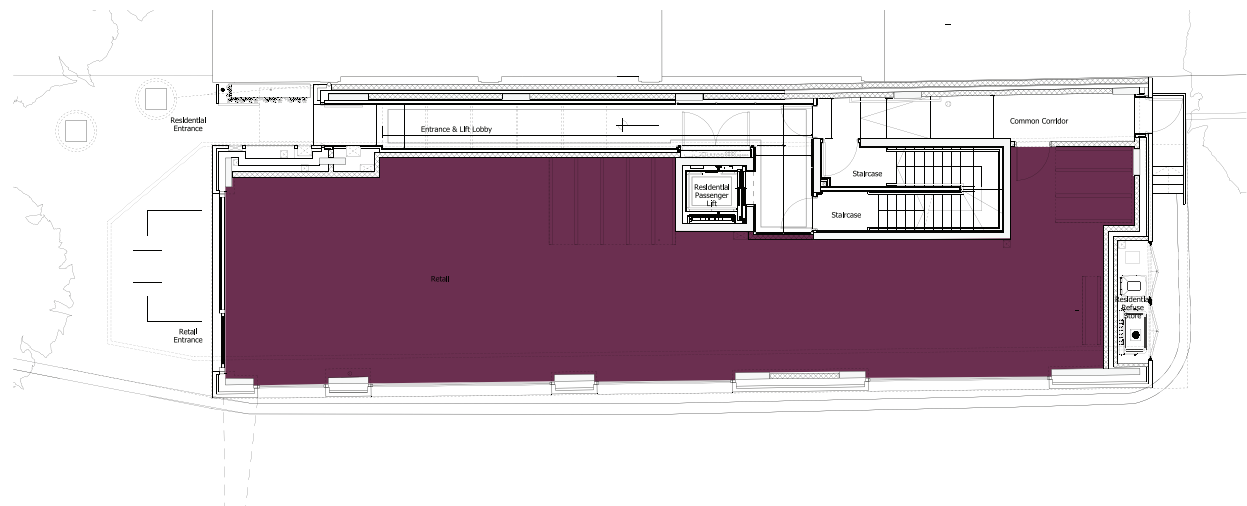
TENURE

The property is available by way of Freehold.

TENANCY

The property has recently been let on a new lease dated 11 August 2021 to **Carebrook Ltd t/a Pret A Manger** for a term of 18.5 years without break at an initial rent of £150,000 per annum. Unusually, the lease benefits from 3 upward only rent reviews to market value in 2026, 2031 & 2036,

GROUND FLOOR PLAN





VAT

The property is elected for VAT and as such it is anticipated that the sale will be treated by way of a TOGC.

EPC

EPC certificate available upon request.

CONTACT

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