



Long Leasehold Investment— FOR SALE

10 Englands Lane, London, NW3 4TG

Kinleigh Folkard & Hayward



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Location

The property is prominently positioned on the popular Englands Lane and benefits from excellent transport links. Belsize Park underground station is just 0.7 miles away which provides access to the Northern Line, there are also regular buses which give access to Gospel Oak station, Primrose Hill, and West Hampstead. The building benefits from being on a established retail parade and is in close proximity to successful retailers such as Knight Frank, Tesco Express and IL Primo.

Description

A 999-year Long leasehold investment opportunity over the ground floor only, currently let by Visage, a successful hair salon.

Size

Section	sq ft	sq m
Ground Floor	460	42.73

Rent

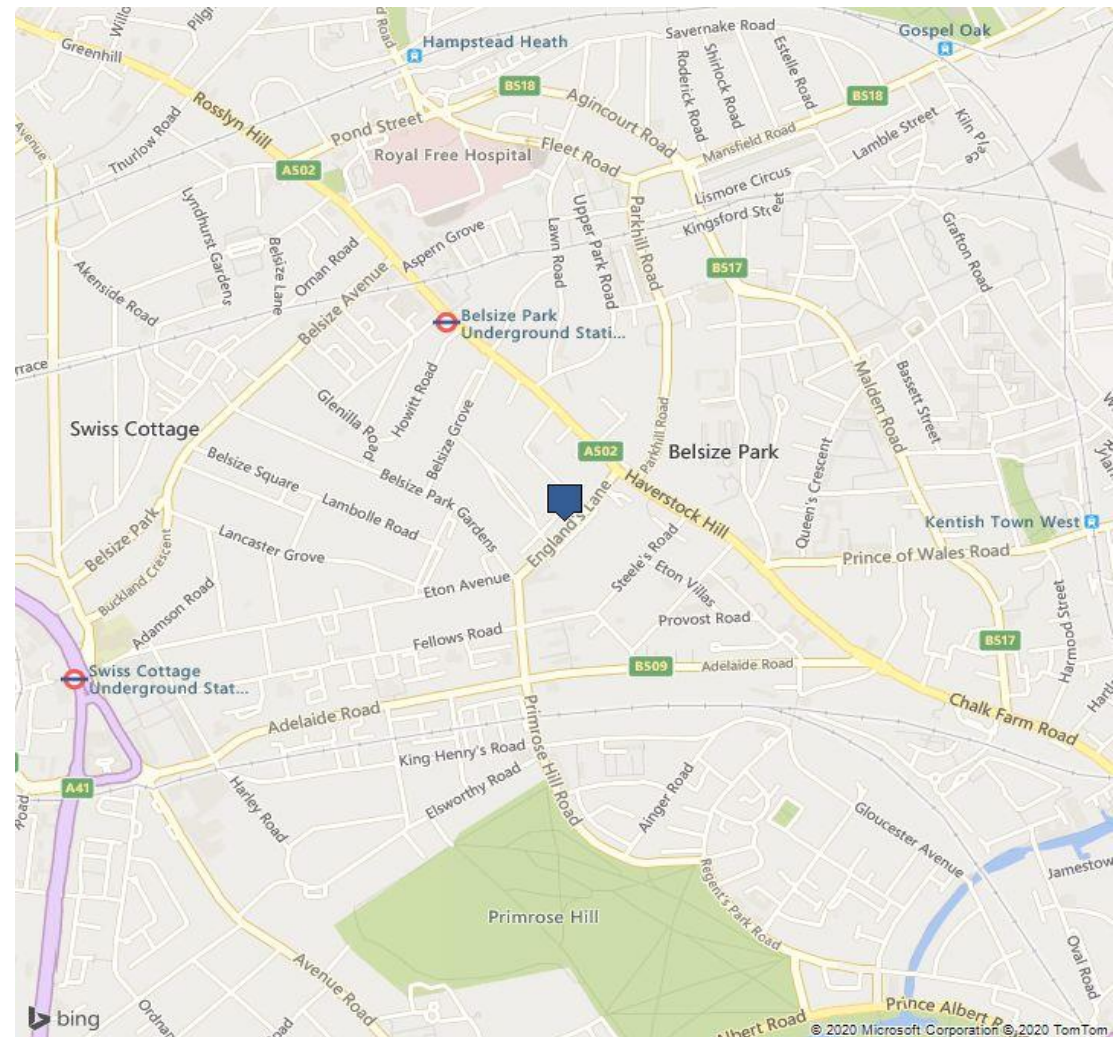
The ground floor is let at £34,500 per annum.

Lease Terms

The ground floor space is let on a 20-year lease from the 26th September 2005, with rent reviews every 4th year. The next rent review is due in September 2021.

Rent

We are instructed to seek offers in the region of £700,000 (VAT is not applicable).



South West and West London

KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



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Business Rates

We have been advised that as of 1st April 2017 the rateable value is £30,000. Rates payable for this year are estimated to be in the region of £14,730. For a precise figure please check with the local council.

EPC

E - 110.

Viewing

Strictly by agents:

Kinleigh Folkard and Hayward

Contact: Leo Marmion

T 020 8739 2090

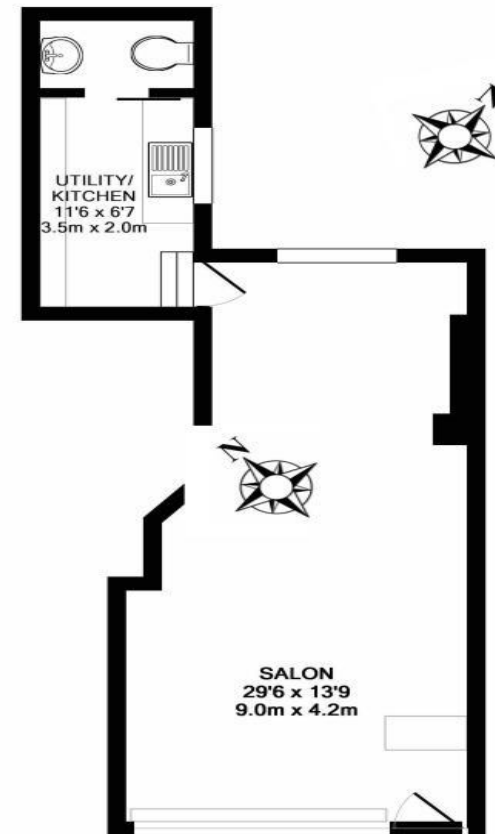
E lmarmion@kfh.co.uk

Contact: Hector Nelson

T 0208 739 2089

E hnelson@kfh.co.uk

www.kfh.co.uk/commercial-property



TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important

DISCLAIMER: All areas are approximate and measured in according with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

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