

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FOR SALE

MIXED USE INVESTMENT/OWNER OCCUPIER OPPORTUNITY



75 HAVERSTOCK HILL BELSIZE PARK, NW3 4SL

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LOCATION

Situated on the south side of Haverstock Hill in affluent Belsize Park the premises are approximately 0.2 miles from Chalk Farm and 0.4 miles to Belsize Park stations (Northern line). Fashionable Primrose Hill is also a stones throw away.

DESCRIPTION

Comprising an attractive mixed use, period freehold, recently comprehensively refurbished throughout, consisting of the following accommodation:-

Unit	Size (sf) apx. NLA	Use	Tenant	Lease start	Lease end	Annual rent
Ground floor shop	375	A1 (retail)	Peter Huberman t/a Kitchens Kitchens	TBC	29 th July 2020. Granted outside Landlord & Tenant Act	£18,500
Basement office 1	328	B1 (office)	G Finlay &Co.	TBC	Occupies on Tenancy at Will	£6,288
Basement office 2	165	B1 (office)	Patrick Poon	November 2017	November 2020	£4,500
Flat 1, rear ground and 1 st floors	1,011	Residential	AST Tenant	10 th September 2019	9 th September 2020 (Tenant break 10 th May 2020)	£29,900
Flat 2, 2 nd floor	614	Residential	Sold off	November 2016	November 2166 (150 years)	£250
TOTAL	2,493					£59,438

The Freehold title includes an outside area to the front of the Property (not within the demise of the shop), offering further income opportunities.

The basement contains an additional room of apx. 100 sf which is currently vacant.

TENURE

Freehold

VAT

The building is not elected.

EPC

Available on request

PRICE

£1,350,000

VIEWING

Strictly by appointment with Sole agents :-

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