

PUB TO LET

THE ALLIANCE, NW6

40-42 Mill Lane,
London, NW6 1NR



PROMINENT & ATTRACTIVE PUBLIC HOUSE IN THE HEART OF WEST HAMPSTEAD

5,199 SQ. FT. (483 SQ. M.)

LOCATION:

Located in the affluent North London suburb of Hampstead (4 miles NW of Charing Cross), the property occupies a prominent corner position on Mill Lane and Ravenshaw Street.

KEY HIGHLIGHTS:

- **CONNECTIVITY:** Excellent transport links via the A41 (direct to Central London and the M1) and West Hampstead Station (Jubilee and Mildmay lines), located just 800 meters away.
- **LOCATION:** Situated within a thriving commercial parade alongside high-footfall anchors like Londis, the Post Office, local independent businesses and popular venues like The Mill and West Hampstead Arts Club.
- **DEMOGRAPHICS:** Benefits from a dense, affluent surrounding residential catchment.



ACCOMMODATION	FLOOR	Sq. Ft.	Sq. M.
All Measurement Are N.I.A	Ground	2,695	250.39
	Basement	2,504	232.60
	TOTAL	5,199	483

DESCRIPTION:

An impressive ground floor and basement pub (5,199 sq ft) occupying a prominent corner position. Upper residential floors are excluded.

KEY FEATURES

- **Capacity:** 85 internal covers + 30 external front bench covers.
- **Ground Floor:** Open-plan trading area with a central horseshoe bar, customer WCs, and a fully equipped commercial kitchen with extraction.
- **Basement:** 14-line beer cellar with a street-level drop/hatch on Ravenshaw Street and extensive storage.
- **Growth Potential:** Currently operating on a 60:40 wet/dry split; ideally set up to achieve a 50:50 split by leveraging the premium kitchen and affluent local demographic. There may be an opportunity to create a separate street-access staircase to the basement offering future trading expansion potential STPP.

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TENURE:

A new lease from the Landlord on terms to be agreed.

EPC:

The NDEA EPC is 'C' (51).

VAT:

VAT is applicable.

SERVICE CHARGE:

A service charge provision in the lease includes building insurance & ad hoc repairs.

RENT:

£100,000 Per Annum exclusive of Business Rates, insurance & other outgoings.

BUSINESS RATES:

Current rateable value (1 April 2026 to present) £57,000. With the Retail, Hospitality, and Leisure (RHL) business rates multiplier at 43.0p the Rates Payable should be £24,510. Interested parties are advised to make enquiries with Camden Council.

LICENCE:

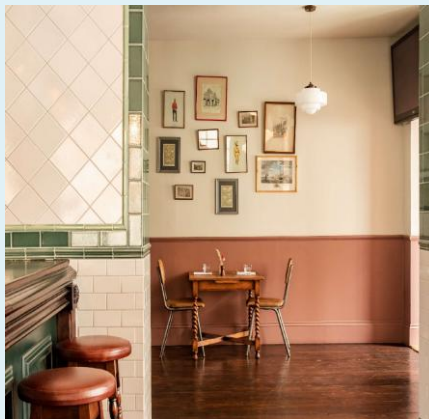
The property benefits from a premises licence for live music, late night refreshment and sale of alcohol. Sun - Thu 11:00 - 23:30, Fri-Sat 11:00 - 00:00.

INVENTORY:

Available upon application

LEGAL COSTS:

Each party to be responsible for their own legal costs.

**VIEWING & FURTHER INFORMATION:**

All interested parties are requested to make an appointment through joint agents Goldstein Leigh and May & Company.

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