



165 Haverstock Hill, London, NW3 4QT

Prominent Belsize Park retail unit opposite the Underground Station with strong frontage and flexible space, suitable for a range of uses!

Key Points

- Prime Belsize Park location on a busy stretch of Haverstock Hill with strong local footfall
- Attractive ground floor frontage, offering strong visibility and potential for outside seating
- Suitable for Class E use, accommodating retail, café, medical, or service operators
- Available on a new lease, subject to VP, with an asking rent of £75K pa.
- Directly opposite Belsize Park Underground Station, providing excellent connectivity
- Well-proportioned ground floor sales area with open-plan layout suitable for a range of uses
- Affluent and established catchment within the desirable Belsize Park neighbourhood

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Summary

Available Size	1,492 sq ft
Rent	£75,000 per annum
Rates Payable	£29,670 per annum
Service Charge	£2,722.80 per annum
Estate Charge	N/A
Total	£19.89 per sq ft
Rateable Value	£69,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs

Description

The property is arranged over ground floor and basement levels, providing a total internal area of approximately 1,492 sq ft (138.5 sq m). The ground floor (c. 1,120 sq ft) offers a large open-plan sales area with good natural light and a wide frontage, suitable for display and customer circulation, while the basement (c. 372 sq ft) provides ancillary storage and support space.

Externally, the unit benefits from a strong retail presence onto Haverstock Hill, with potential for external seating or display, making it suitable for a variety of uses within Class E (such as retail, café, or service-based occupiers).

Location

The property is located in a prominent location within Belsize Park on the south side of Haverstock Hill, opposite Belsize Park Underground station (Zone 2, Northern Line). The unit benefits from a highly visible and busy pitch, as well as excellent connectivity. Nearby occupiers include a mix of established multiples and independents such as cafés, restaurants, and convenience retail, reinforcing the location's vibrant neighbourhood retail character.

Accommodation

The accommodation comprises the following areas:

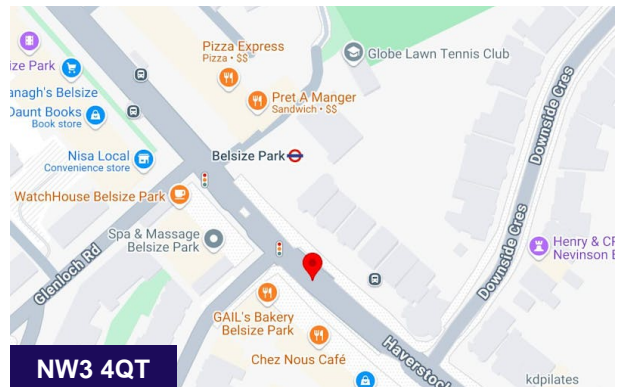
Name	sq ft	sq m	Availability
Ground	1,120	104.05	Available
Lower Ground - Storage	372	34.56	Available
Total	1,492	138.61	

Viewings

Viewings are through John D Wood only, and the existing tenant should not be approached directly.

Terms

The property is available on a new lease with an asking rent of £75K pa.



Get in touch



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