

PUB TO LET

THE ALLIANCE, NW6

40-42 Mill Lane,
NW6 1NR

W3W: [///slot.firm.popped](https://slot.firm.popped)



PROMINENT & ATTRACTIVE PUBLIC HOUSE IN THE HEART OF WEST HAMPSTEAD

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

LOCATION:

Situated within the affluent and highly sought-after North London residential suburb of Hampstead and located approximately 4 miles northwest of Charing Cross and 3 miles south of Finchley, the property occupies a prominent position on the south side of Mill Lane at its junction with Ravenshaw Street. This prime location benefits from exceptional connectivity, with the Finchley Road (A41) providing direct arterial links to Central London and the M1 via the A406. West Hampstead Station sits just 800 meters away, offering comprehensive Jubilee Line (Underground) and Mildmay Line (Overground) services. Positioned within a thriving neighborhood commercial parade, the property is immediately adjacent to popular local venues such as The Mill craft beer bar, the West Hampstead Arts Club and sits alongside established everyday footfall anchors including Londis, the Post Office, and a diverse range of independent businesses serving the dense 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:

Occupying a prominent corner position, 40-42 Mill Lane comprises an impressive public house arranged over the ground and basement floors, totalling 5,199 sq ft with a current internal capacity of approximately 90 covers.

Ground Floor Trading Area

The ground floor features an expansive, open-plan trading area designed around a central horseshoe bar servery flanked by large, flexible open-plan seating areas. Customer WCs are conveniently located on this level, alongside a fully equipped rear kitchen complete with a full cookline and dedicated extraction route. Currently optimized for a pizza concept, the kitchen presents a significant opportunity for an incoming operator to diversify and expand the food offering.

Basement & Back-of-House

The basement level houses a large, fully operational beer cellar equipped with 14 beer lines, a direct beer hatch/drop accessed from Ravenshaw Street and multiple ancillary storage areas. Crucially, the basement benefits from its own separate staircase access directly to street level unlocking future development potential to extend the trading footprint downstairs.

External Space & Current Trading Profile

External Seating: The property boasts strong outdoor appeal, featuring a small beer patio accommodating 20 covers, alongside an additional 30 covers at the front on benches via an active pavement license.

Revenue Growth Potential

The business currently operates on a 60:40 wet-to-dry split. Given the affluent local demographics and premium kitchen setup, the site is perfectly suited to a balanced 50:50 split by scaling up the premium food trade.

The three upper floors are arranged as seven residential apartments which have been sold off.





TENURE:

A new lease for a term to be agreed.

EPC:

The NDEA EPC is 'C' (51).

VAT:

VAT is to be confirmed.

PROPOSAL:

£100,000 Per Annum Subject To Contract.

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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