



RETAIL TO LET | 391 SQ FT

315 WEST END LANE, WEST HAMPSTEAD, LONDON, NW6 1RD



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RESTAURANT/TAKE-AWAY PREMISES

- End of Terrace Corner Shop Premises
- Prominent Location
- Good Trading Position
- Forecourt Seating Area of 256 sq.ft. approx.
- Fitted Cooking Extraction Unit in the Kitchen Area
- Available Immediately

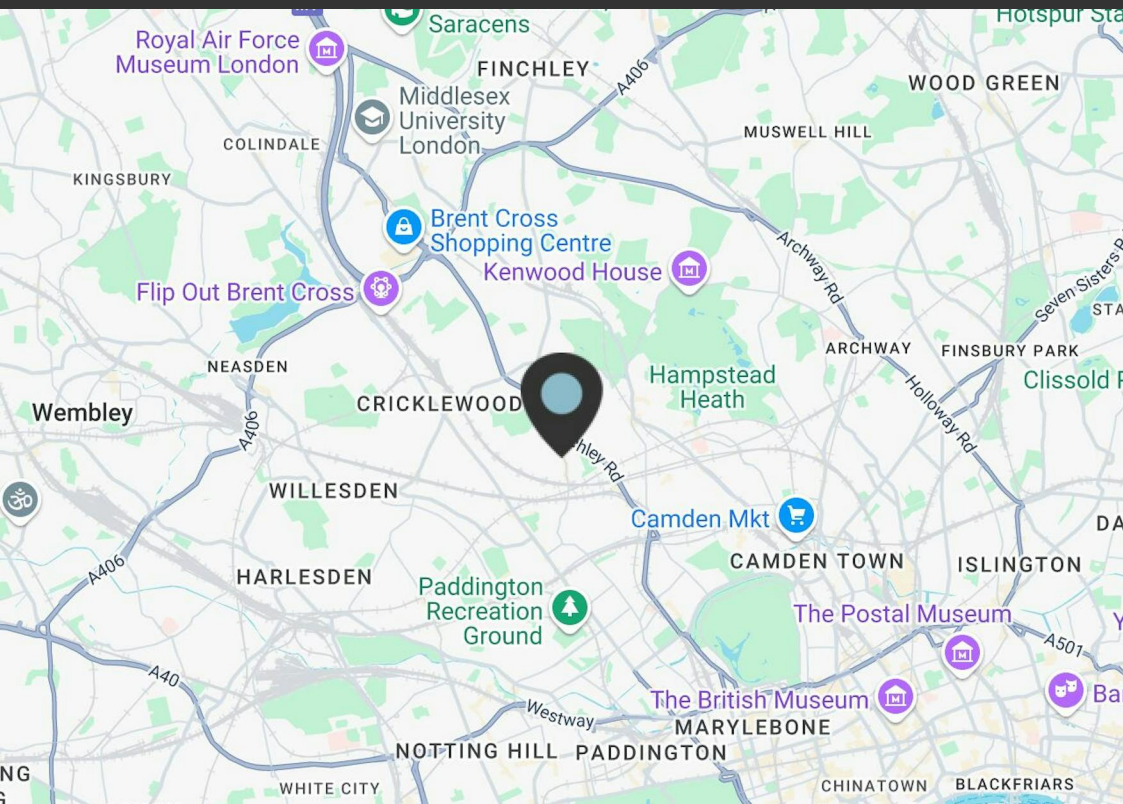


DESCRIPTION

The premises comprise of an end of terrace corner Restaurant/Take-Away Shop with a front seating and serving area with a kitchen and preparation area behind having a stainless steel cooking area and an extraction hood. There is red ceramic tiled flooring in both areas along with spot and fluorescent lighting.

Situated at the rear of the kitchen area is a passageway leading to the WC/Washroom and a Fire Exit Door leading to the hallway and staircase to the residential flats above, and to a ground floor hallway and external entrance with access to West Cottages and its cobbled Roadway leading to West End Lane.

Situated at the front of the shop is a forecourt seating area of approximately 256 sq. ft.



LOCATION

The Shop Premises are situated in a prominent trading position located at the northern end of West End Lane being on the western side of the thoroughfare, located on the corner of West Cottages and opposite to the West End Lane extension that leads up to the Finchley Road. Fortune Green Road continues to the north of the premises. This popular West Hampstead location is situated close to Little Waitrose Food Store as well as many cafes, restaurants and wine bars, etc.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Take-Away Restaurant	391	36.33	Available

RENT

£47,500 per annum

RATES & CHARGES

Service charge: N/A

Estate charge: N/A

Rates payable: £12,475 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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