



192 HAVERSTOCK HILL, BELSIZE PARK

An exceptional flagship opportunity on Haverstock Hill,
immediately adjacent to Belsize Park Underground Station

RIB
Robert Irving Burns



KEY HIGHLIGHTS

- Highly prominent corner location benefitting from an expansive glazed frontage and full return
- Newly completed to an outstanding standard with no expense spared
- 5,500,000 annual footfall through the underground station
- Potential to have outside seating
- Very good roadside prominence on Haverstock Hill
- 1,496 sq ft Ground floor and 1,432 sq ft Basement
- Exceptional ceiling heights on both ground floor and basement
- Royal Free Hospital located a short walk from the premises
- Suitable for a variety of uses including as a Café, Showroom, Boutique, Restaurant or Bar.

LOCATION

Belsize Park is an affluent London suburb located within the Borough of Camden. It is located 0.6 miles from Hampstead Village, 1.2 from Kentish Town to the east and 0.9 miles from Primrose Hill to the south. Belsize Park Underground Station is located on the northern line and sees approximately 5.5 million people pass through it annually.

In addition to the significant station footfall the Royal Free Hospital is approximately 0.2 miles from the property and is one of the key teaching hospitals in the capital with over 7 million visitors each year.

SITUATION

Retailing in Belsize Park is centred around Haverstock Hill which provides the sizeable and affluent local population with a complementary mix of national and independent retail, restaurant and bar operators. The subject unit occupies the best location in the vicinity, being immediately adjacent to the underground station.



THE PROPERTY

The property has recently been redeveloped to provide a number of luxury residential flats above an outstanding retail unit which will facilitate a wide variety of different uses.

The property has been finished to an exceptional specification and represents a unique and rare opportunity to secure an unrivalled retailing location in an affluent London suburb. The design features full height glazing, a complete return frontage, eye-catching Greek marble cladding and impressive ceiling heights on both ground and basement levels

AREAS

FLOOR	SQ FT	SQ M
Ground Floor	1,496	137
Basement	1,432	133
Total	2,928	272

*There is also the ability to have external seating outside the front of the property

RENT

Available upon request.

TENURE

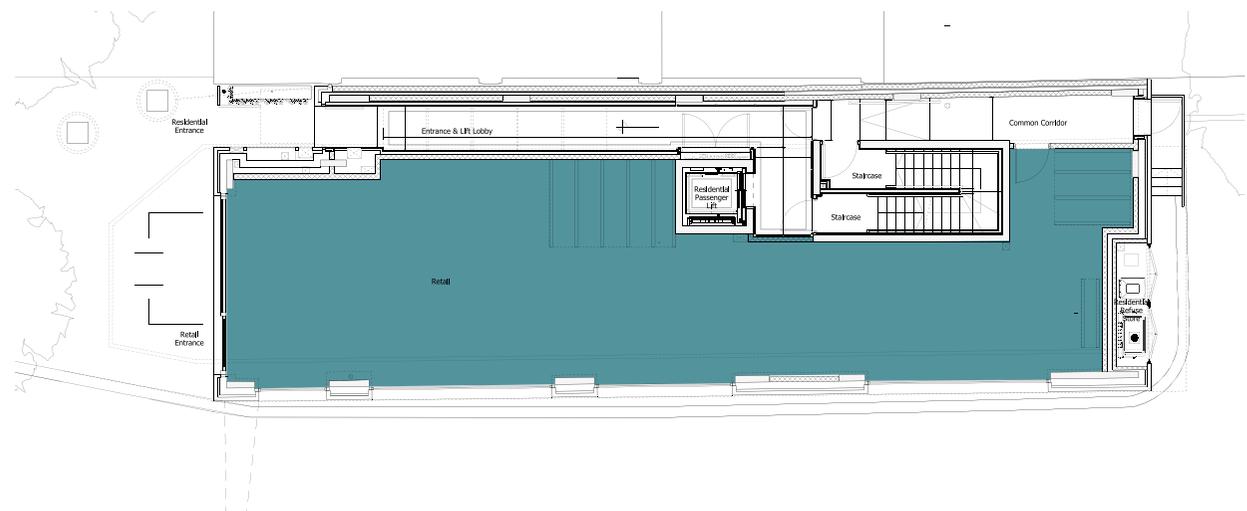
The property is available by way of a new FRI lease for a term to be agreed.

PLANNING

The recent planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.



GROUND FLOOR PLAN





TIMING

We estimate that the unit will be available for occupation in November 2020, subject to works.

RATES

Business rates will be re-assessed following works.

COSTS

Each party will be responsible for their own costs.

EPC

An EPC will be arranged following completion of works and will be available upon request.

CONTACT

Viewing strictly by appointed agents Savills:

Gary Darrell

gdarrell@savills.com
+44 (0) 7967 697 904

Olly Eades

oeades@savills.com
+44 (0) 7811 683 198

Or via our joint agents Robert Irving Burns:

Elliot Simmons

elliott@rib.co.uk
+44 (0) 7584 437 781

Henry Bacon

henry@rib.co.uk
+ 44 (0) 7780 472 942



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | September 2020