

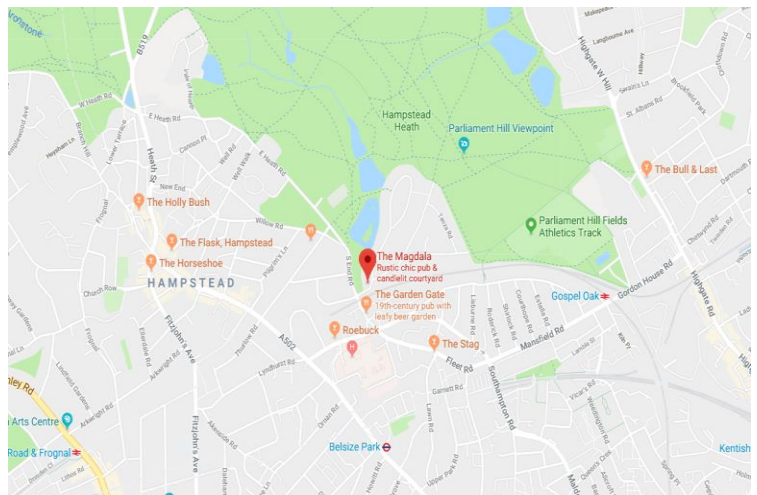


Magdala Tavern, 2a South Hill Park, Hampstead, London, NW3 2SB

Summary

- Free of Tie
- Opposite Hampstead Heath Overground Station
- Shell condition
- Ground and Basement Only
- New Lease Available

LEASEHOLD: Rental Offers Invited



Viewing is strictly by prior appointment with sole agent
Davis Coffe Lyons:

Connie Start
Associate Director
0207 299 0695
cstart@dcl.co.uk

Location

The property is located in Hampstead, in North West London. Hampstead is situated in the London Borough of Camden. The property has the benefit of good transport links with the property being opposite Hampstead Heath Railway Station, Belsize Park is 0.5 miles south, Hampstead is 0.7 miles west and Gospel Oak is 0.7 miles east.

The property fronts South Hill Park a road located off of South End Road. Heath Hurst Road leads on South Hill Park. The property is situated within close proximity to the local commercial centre comprising a parade of shops, restaurants and cafes. The main surrounding occupiers are residential dwellings.



Property

The property comprises the ground floor with two open plan trading areas with a central bar servery.

Basement beer cellar and general storage area.

Floor Areas

The premises has the following approximate gross internal areas:

	Sq m	Sq ft
Ground Floor	124	1,335
Basement	88	942
Total	212	2,277

Planning

From enquiry of the London Borough of Camden it has been ascertained that the property is not locally listed.

The property is situated within the 'South Hill Park' conservation area. The property is listed on the Local Authority's register of Assets of Community Value.

Licence

The previous Premises Licence permits the sale of alcohol from:

Monday to Thursday	10am to 11pm
Friday and Saturday	10am to Midnight
Sunday	10am to 10.30pm

The tenant will need to apply for a new Premises Licence.

Tenure

Leasehold.

The landlord is seeking to let the property on a free of tie commercial lease, other terms to be negotiated.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2017 of £46,900.

EPC

An EPC will be provided upon request.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffe Lyons.