

81 Belsize Park Gardens

NW3 4NT



D2 premises available in affluent North London suburb

PrimeRetail.

81 Belsize Park Gardens, NW3 4NJ

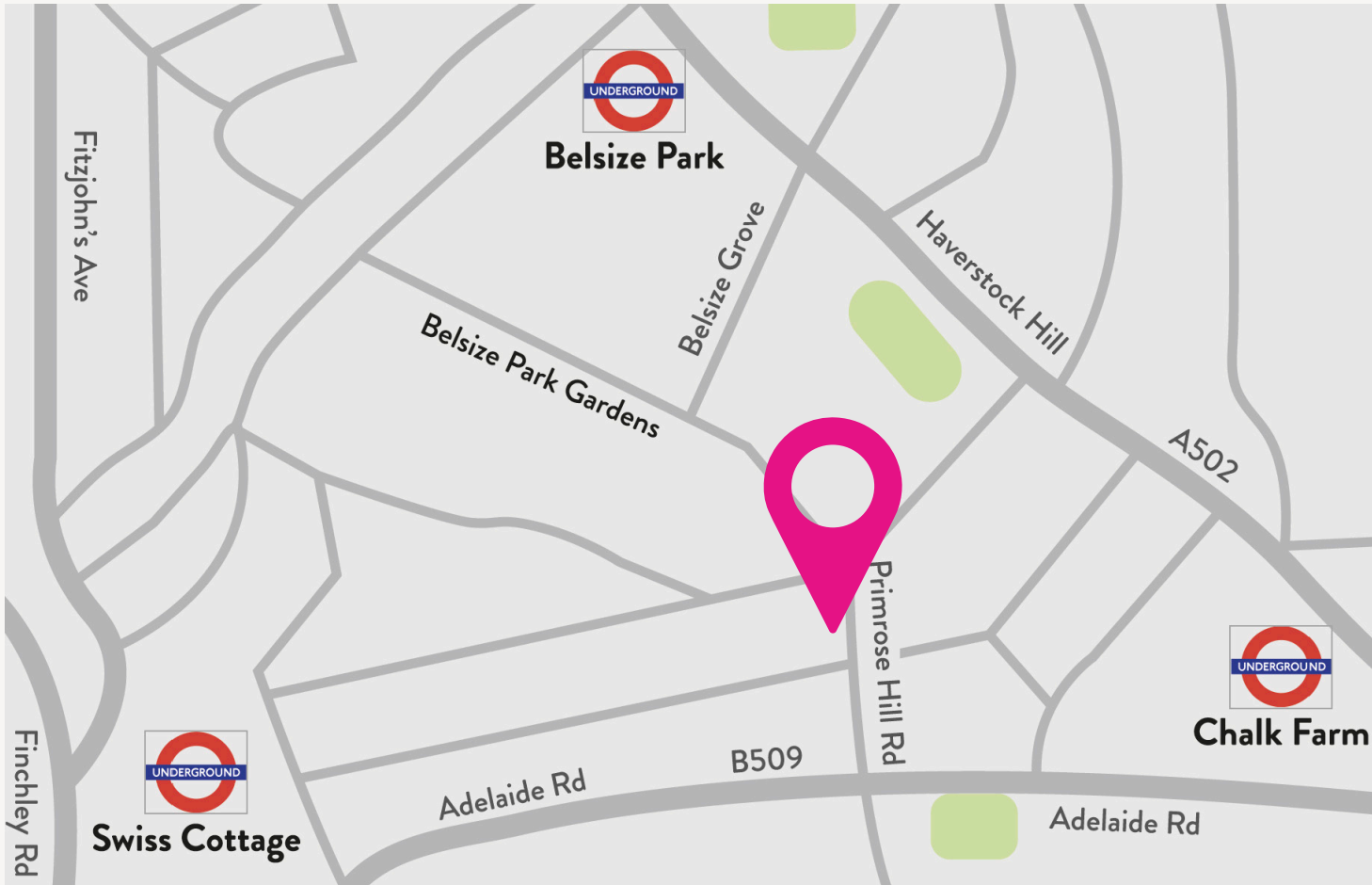


HEALTH CLUB

HEALTH CLUB

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Facilities Include
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Gym over 3 Floors • Fitness Classes
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Location

Belsize Park is an area in North West London, in the borough of Camden, located approximately $\frac{3}{4}$ of a mile south of Hampstead, and $\frac{1}{2}$ a mile east of Swiss Cottage. The distance to Central London is $2\frac{1}{2}$ miles, with journey times into Oxford Circus taking just 10 minutes.

The area is well served by public transport with Belsize Park (Northern Line), Chalk Farm (Northern Line) and Swiss Cottage (Jubilee Line) tube stations (Zone 2) all nearby.

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Situation

The property occupies a prominent position on the south side of Belsize Park Gardens, surrounded by highly sought after Georgian and Victorian houses, close to the junction with Primrose Hill Road.

England's Lane is located just 100m away, home to multiple retailers such as Starbucks and Tesco Express. The nearest tube station, Belsize Park (0.3 miles), is located on Haverstock Hill, and is surrounded by a number of well-established leisure operators such as Pizza Express, Giraffe and Gourmet Burger Kitchen.

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81,000

population
within a 5
minute drive
time

318,000

people
within a
10 minute
drive time

40%

of residents
within the
target age
bracket

(National average 28.3%)

Demographic

Belsize Park and its adjoining areas such as Hampstead and Primrose Hill, are densely populated and highly affluent. These are some of the most sought after residential districts in north London.

Description

The property comprises a 4-storey purpose built leisure facility, which has served as a private member's gym for the past 30 years. The property was originally constructed in the 1930's as a purposebuilt squash and rugby fives club. There has been a subsequent extension at the side and rear to accommodate the swimming pool. The ground floor consists of the reception, staff office, cafe, crèche and a weights studio. There are two sets of staircases at each end of the building, both of which lead to male/female changing facilities, several cardio/weights rooms, 2 studios, a swimming pool, sauna and steam room and spa/massage treatment area to the rear of the property.

Accommodation

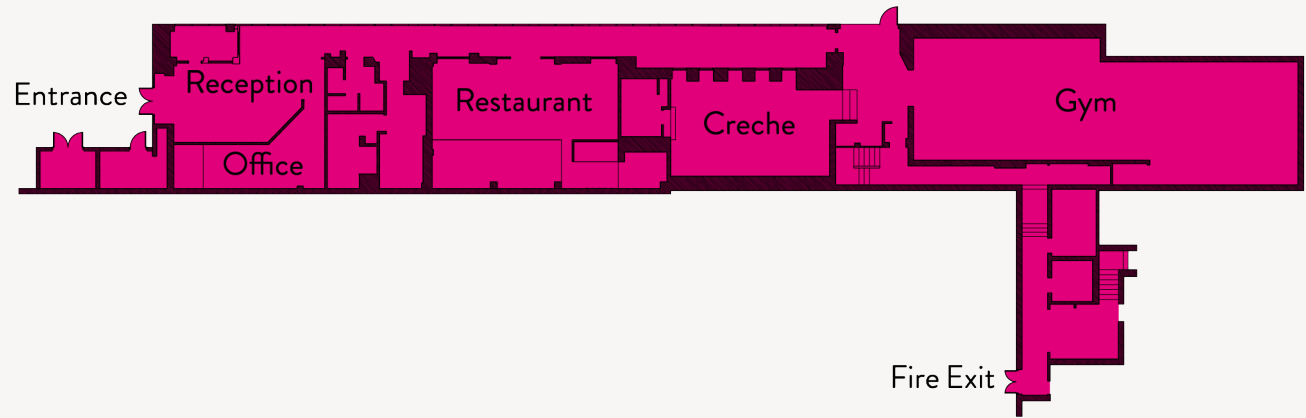
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal floor areas:

FLOOR AREAS	SQ FT (GIA)	SQ M (GIA)
Ground floor	5,489	509.97
First Floor	5,008	465.29
Second Floor	3,986	370.29
Third Floor	802	74.47
TOTAL	15,285	1,420.02

Floor Plans

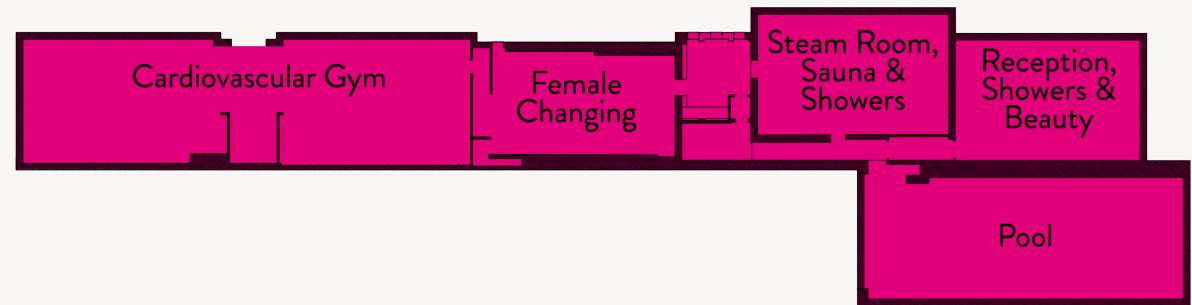
GROUND FLOOR

Reception Office
 Bin Store
 Driers
 Store Elecs
 Male/Female Wc
 Restaurant/Servery
 Prep/Wash up
 Creche
 Store x 2
 Plant x 2
 Staff Room Workshop
 Gym



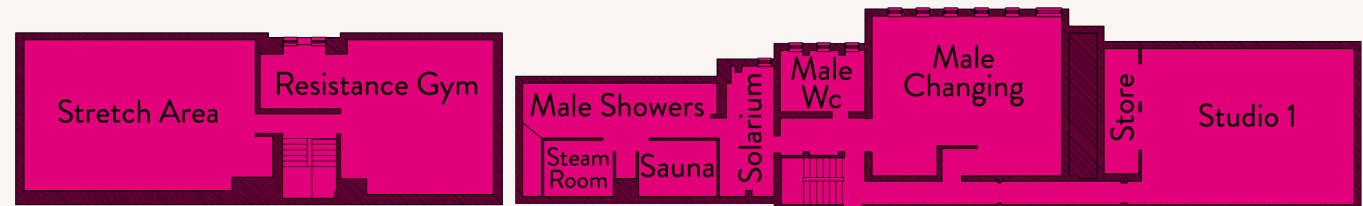
FIRST FLOOR

Reception
 Cardiovascular Gym
 Female Changing/Wc
 Changing Area
 Steam Room & Sauna
 Showers x 3 areas
 Beauty x 4 areas
 Pool
 Spa



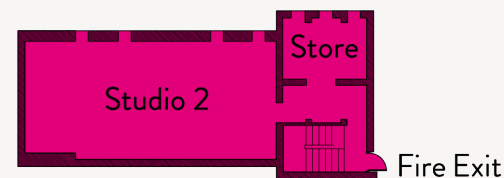
SECOND FLOOR

Stretch Area
 Resistance Gym
 Male Changing
 Male Showers/Wc
 Steam Room & Sauna
 Solarium
 Equipment Store
 Studio 1



THIRD FLOOR

Studio 2
 Equipment Store



Proposal

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively the freehold is available.

Rent/Price

Upon application

Business Rates

Rateable Value £114,000

Rates Payable £54,606

Planning

The Property benefits from D2 use

EPC

An EPC has been commissioned and will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



Contact

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