



SHOP TO LET

**257 EVERSOLT STREET
LONDON
NW1 1BA**

****CONFIDENTIALLY AVAILABLE STAFF
UNAWARE****

LOCATION:

The property is located on the western side of Eversholt Street in Mornington Crescent approximately 75m from Mornington Crescent Tube Station and the Hampstead Road.

The property is located between House of Camden and a bicycle shop with Costa Coffee located nearby.

ACCOMMODATION:

The Property comprises a ground floor and basement lock up shop with the following approximate area:

Ground Floor:	1,019 sq ft
Basement Storage:	468 sq ft
Total:	1,487 sq ft

RENT:

£22,000 per annum exclusive.

LEASE:

The property is held on an effective FRI lease [Inside the 'Act'] due to expire on 6th August 2024.

RATES:

We have been verbally informed that the rateable value for the property is £26,750 with estimated rates payable of £13,187.75 though you should make your own enquires with the Local Authority.

USE:

The premises can be used for any purpose within Class A1 or A2 within the Town and Country Planning (Use Classes) Order 1987.

LEGAL COSTS:

Each Party to bear their own.

VIEWING:

Strictly by appointment with the sole Agents:

Robert Martin

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Steven Weatherstone

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020 7409 5477

Marchmont Chartered Surveyors Ltd believe these particulars to be correct. However, measurements are approximate and details are collected from external sources and cannot be guaranteed. Accordingly, neither Marchmont Chartered Surveyors Ltd nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information written or oral, supplied to the intending purchaser. The property described in these particulars are subject to availability and Subject to Contract.

