

## **Pond Street, London £32,850 Per Annum Subject to contract**

This magnificent corner unit occupies a key position on the coveted England Lane, along the well established retail parade close to Belsize Park Tube Station and surrounded by it's affluent residents

Close by tenants include Tesco Express and Starbucks

Offering circa 760 sq ft over ground and basement with great window frontage this vacant class E unit is available now, without premium

In addition, unit benefits from newly refurbished w/c, kitchenette and office area

## Property Overview

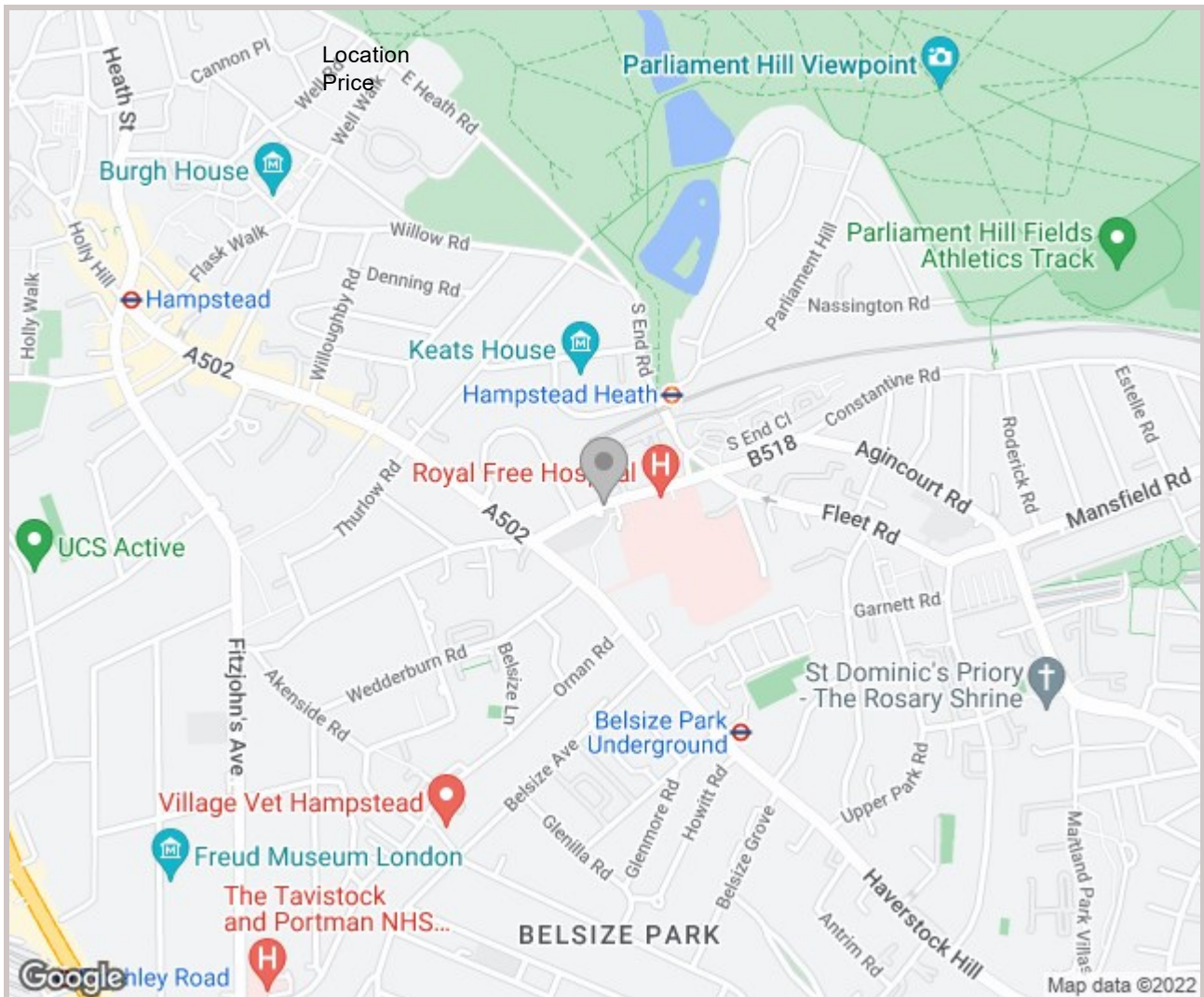
New Lease terms to be agreed

EPC: To be confirmed

Rateable Value: To Be Confirmed

Local Information

- No Premium
- New Lease
- All Uses / Concepts Considered
- 7 Day Per-Week Pedestrian Footfall
- Affluent Area
- Highly Visible Corner Unit
- Class E



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).