



SITUATION

Occupying a prominent trading position close to the junction with Mill Lane and Fortune Green Road, close to **Little Waitrose** and amongst a variety of fashionable bars and restaurants.

West Hampstead is a highly affluent area approximately 4 miles north-west of Central London, well served by West Hampstead Underground (Jubilee Line), West Hampstead Overground and West Hampstead Thameslink Stations, and enjoying excellent road communications with the nearby Finchley Road (A41) and Edgware Road (A5).

PROPERTY

An end of terrace building comprising a **Ground Floor Restaurant** benefitting from a **Large Front Forecourt** used for external seating together with a **Lower Ground Floor**.

In addition, there is separate rear access to **2 Self-Contained Flats** at first, second and third floor levels, one of which includes a **Roof Terrace**.

The flats benefit from gas central heating and uPVC double glazing.

[Refer to the Auctioneers for the video tour of the flats.](#)

VAT is NOT applicable to this Lot

FREEHOLD





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Lower Ground Floor + Forecourt	<p>Ground Floor Restaurant (Seating for approx. 22 covers) Gross Frontage 18'6" Internal Width 15'5" narrowing at rear to 10'7" Restaurant Depth 34'11" Built Depth 50'5" Restaurant Area Approx. 475 sq ft Raised Kitchen Area Approx. 155 sq ft</p> <p>Lower Ground Floor Store Area Approx. 85 sq ft 2 WCs</p> <p>Large Front Forecourt (Seating for approx. 38 covers) 29'8" x 18'1"</p>	<p>A. Shiraz, A. Bakhtiari & S. A. Talegani (with 2 personal guarantors) (t/a Rozay – Middle Eastern Restaurant/Shisha Bar – visit: www.rozaylounge.co.uk)</p>	15 years from 29th September 2018	£32,000	Effectively FRI (70% contribution) Rent Review 2028 (see Notes 1 and 2)
First Floor Flat	1 Bedroom, Open Plan Living Room/Kitchen, Bathroom/WC GIA Approx. 450 sq ft	Individual	Periodic Tenancy	£21,000	£2,019.23 Rent Deposit held.
Second & Third Floor Flat with Roof Terrace	3 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC GIA Approx. 745 sq ft Plus Roof Terrace 16'5" (max) x 12'3"	2 Individuals	Periodic Tenancy	£29,120.04	£2,800 Rent Deposit held.
				Total: £82,120.04	

Note 1: The 2023 rent review was not actioned by the Landlord as they believed it was too soon after the Covid 19 pandemic.

Note 2: The ground floor, basement and forecourt of the restaurant at No. 331 West End Lane is let at £48,000 p.a.

View from Third Floor Roof Terrace



View opposite the Property



