DUTCH & DUTCH

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West Hampstead shop FOR SALE
Ideal opportunity for owner occupiers and investors

55 MILL LANE

NW6 1NB

Retail

FOR SALE

765 sq ft

(71.07 sq m)

- Freehold with the upper parts sold off
- Ideal for a range of E-use classes
- Located in the heart of Mill Lane inbetween Kilburn and West Hampstead
- Ceiling height of 11 feet
- Small rear yard
- Shop frontage 12.6 ft
- Arranged over two connected spaces

55 Mill Lane, London, NW6 1NB

Summary

Available Size	765 sq ft
Price	Offers in excess of £225,000
Business Rates	Upon Enquiry
VAT	Not applicable
Estate Charge	Building Insurance is split 50/50 between the shop and flat upstairs
EPC Rating	C

Description

This freehold ground floor unit is arranged over two spaces with outside space at the rear. The upper flat is sold off on a long lease. The shop has a great frontage and offers brilliant visibility from Mill Lane.

Suitable for a wide range of businesses and investors.

Location

The property is situated on Mill Lane on the northern side of the thoroughfare close with the junction of Mill Lane and Solent Road. Mill Lane is a secondary trading street between West End Lane and Shoot-Up Hill.

The Road has a diverse mixture of businesses with a number of local traders and professionals including architects, accountants and property companies.

Accommodation

The accommodation comprises the following areas:

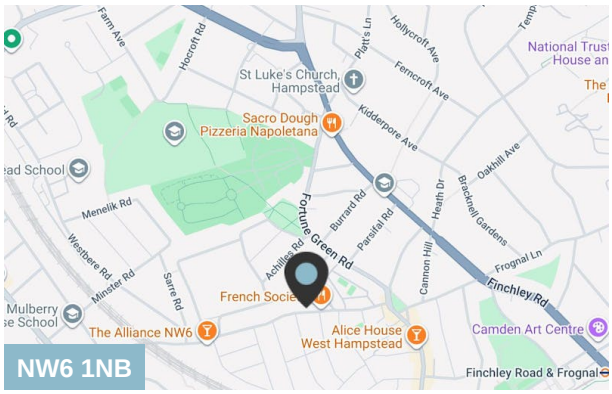
Name	sq ft	sq m	Availability
Ground	765	71.07	Available
Total	**765**	**71.07**	

Viewings

Via arrangement with the sole agents Dutch & Dutch.

Terms

Freehold



Viewing & Further Information

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