

UNIQUE D1 SOUND PROOF MUSIC TEACHING STUDIOS & SELF CONTAINED FLAT TO LET OR FOR SALE FREEHOLD



BELSIZE LANE, HAMPSTEAD, LONDON NW3 GROSS INTERNAL FLOOR AREA APPROX 2,100 SQ FT

Location: The property is located on the eastern side of Belsize Lane, approximately midway between Haverstock Hill and Fitzjohns Avenue. Both Belsize Park (Northern Line) and Swiss Cottage (Jubilee Line) are within walking distance. There are also numerous bus routes close by as well as good local shopping facilities. The property is also well located for the many amenities and facilities that Hampstead has to offer.

The Property: This attractive former Victorian coach house which is planned on ground and first floors has been converted to form unique sound proof music training rooms on the ground floor and a self contained three bedroom flat on the first floor.

The ground floor accommodation has been professionally engineered to provide three studios each with excellent acoustic qualities featuring sound deflectors and low frequency sound absorbers. This combined with separate silenced individually controlled air handling systems in each studio has been designed to create quality professional working environments. Each studio is ideal for sound recording. The windows are triple glazed.



The largest studio will accommodate a twenty piece orchestra or up to 50 people for seminars and workshops.

The ceiling heights are 2.9 ms.

The property also features a courtyard patio.

The self contained first floor flat comprises three double bedrooms, reception room, kitchen bathroom and WC

Areas:

Ground Floor - Entrance hall and reception area

Studio 1 approx. 29' 7" (max) x 16' 10"

Studio 2 approx. 14' 11" x 8' 9"

Studio 3 approx 10' 8" (max) x 11' 9"

Store /boiler room

Tea point

WC

Flat

Reception room approx. 16' 4" (max) x 16' 11"

Bed 1 " 14' 4" (max) x 17' 6"

Bed 2 " 14' 11" x 13' 11"

Bed 3 " 14' 1" x 10' 7"

Kitchen " 10' 8" x 6' 2"

Bathroom/WC

Gross Internal floor area

Approximately 2,100 sq ft (floor areas as supplied).

Services:

Gas central heating

Exterior:

Patio courtyard

Rating:

(Business) Ground floor RV £16,750
Rates payable (2010) £6,349.24

(Residential) First floor Council Tax Band F £1,923 for current year.

Planning: Planning permission was granted 20 September 2006 for D1 music teaching rooms and self contained flat.

EPC: Copy available upon request.

Tenure: Freehold

Possession: Full vacant possession upon completion

Terms: Available on a new full repairing and insuring Lease. Term by arrangement subject to geared upward only three yearly rent reviews.

Rent - £51,000 per annum exclusive

Freehold - Offers invited in the region of £1,450,000 - subject to contract

Note. The existing Music Rehearsal Studios and Piano Hire businesses are available to purchase by separate negotiation. Full details are available upon request.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007