

PRIME SHOP TO LET

41 HEATH STREET HAMPSTEAD NW3

LOCATION

The premises are located in a prime position on Heath Street diagonally opposite Hampstead Underground Station.

Operators in close proximity include Sweaty Betty, Le Creuset, Jeroboams, Tesco, Foxtons and Chestertons.

ACCOMMODATION

The premises are arranged over ground and basement floors, providing the following approximate areas:

Ground Floor:	540 sq ft
Kitchen:	42 sq ft
Basement:	423 sq ft
Vaults:	88 sq ft
Total	1,093 sq ft

LEASE

The premises are to be made available on a new lease for a term to be agreed.

RENT

£77,500 per annum exclusive.

USE

Flexible uses will be considered within Class E of the revised Use Classes Order.



RATES

Rateable Value 19/20 : £66,000

Rates Payable 19/20 : £33,264

Please note that interested parties may benefit from reduced business rates payable until April 2022. Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

The incoming tenant is to pay the landlords reasonable legal costs in relation to the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents Blanchflower Lloyd Baxter.

Blanchflower Lloyd Baxter

Oliver Fowler: ofowler@blb.uk.com

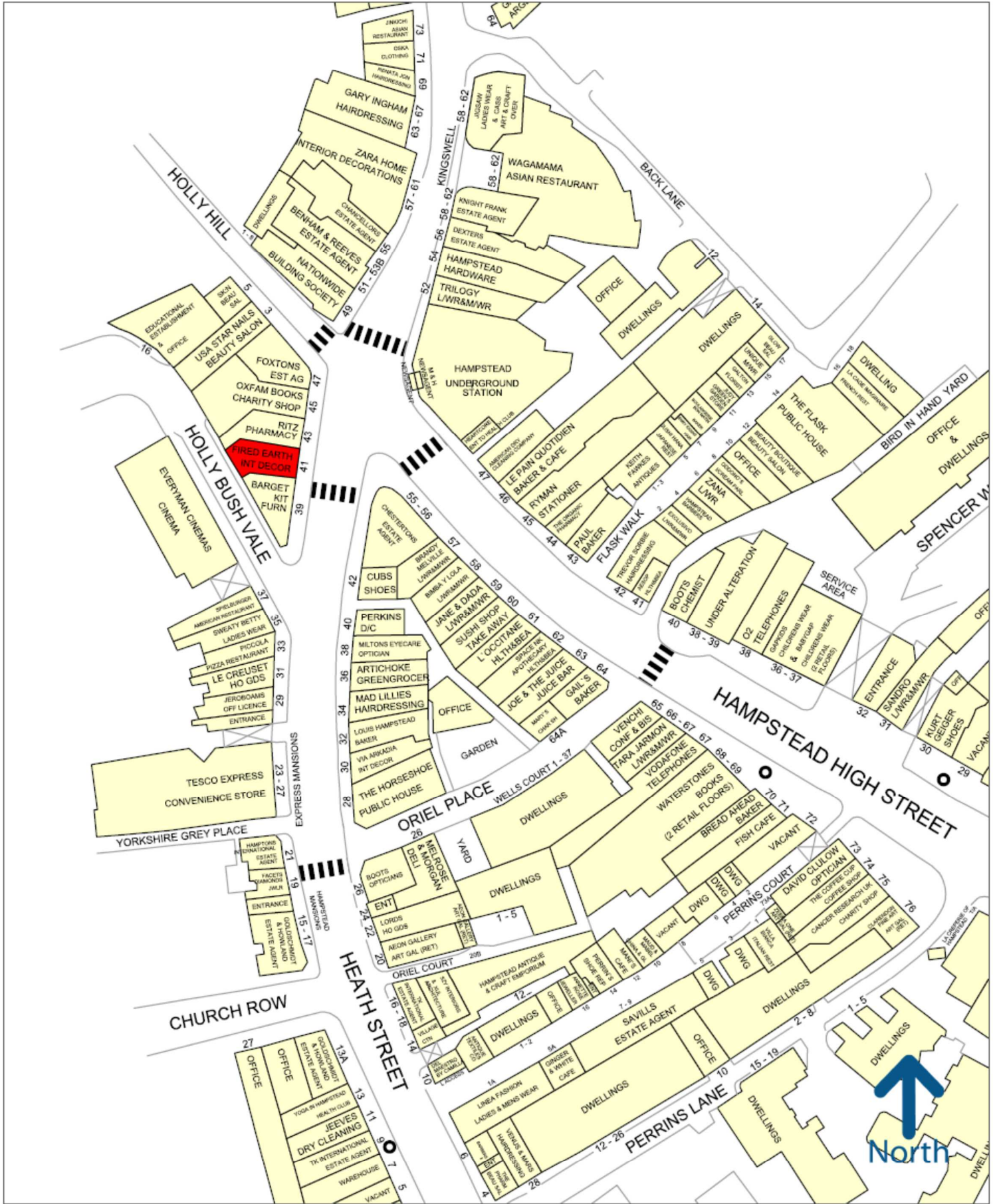
Tel: 0207 491 8249

Mob: 07900 217624

Andrew Brown: 0207 491 8246

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 15/07/2021
Created by: Blanchflower Lloyd Baxter

