

PRIME PREMISES TO LET 3 HIGHGATE WEST HILL, LONDON N6

Rare opportunity next to
Hampstead Heath



LOCATION

The premises are located in a prominent position next to the junction with Swains Lane and adjacent to a busy entrance to Hampstead Heath. Operators in close proximity include B Bagel, London Shell Co, Superette, The Real Flower Co, Meat N6, Trade and Gail's Bakery.

ACCOMMODATION

The premises are arranged over two floors and have a large forecourt, with potential for external seating.

Ground Floor	439 sq/ft
Basement	508 sq/ft
Total	947 sqft

RENT

£42,500 per annum exclusive.

LEASE

The premises are to be made available on a new lease for a term to be agreed. The lease is to be contracted outside the Landlord & Tenant Act 1954.

USE

The premises have a use within Class E of the Use Classes Order. A variety of uses will be considered.

RATES

Rateable Value	£21,500
Rates Payable 24/25	£10,728 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Viewing to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

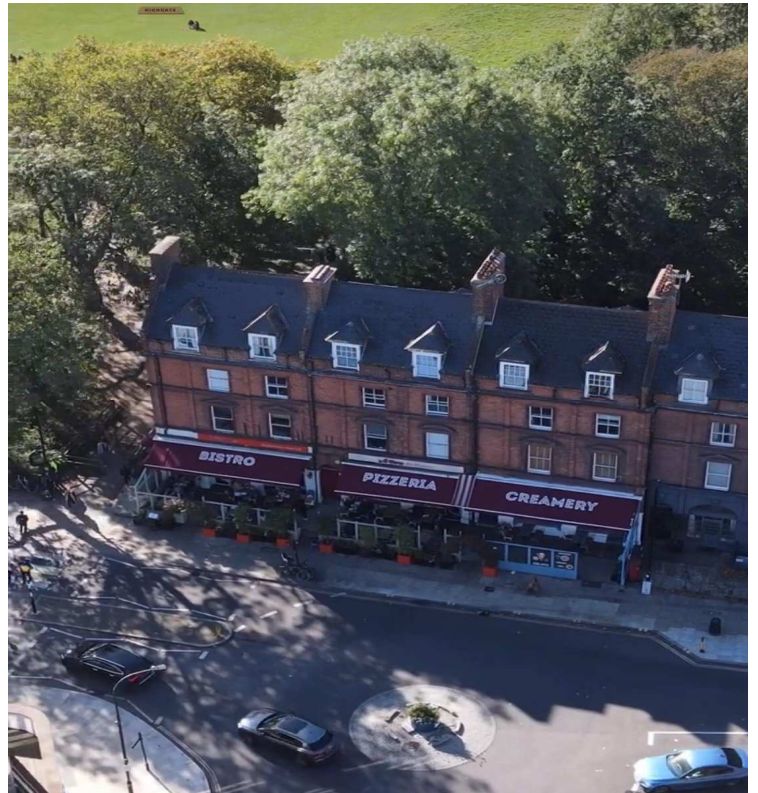
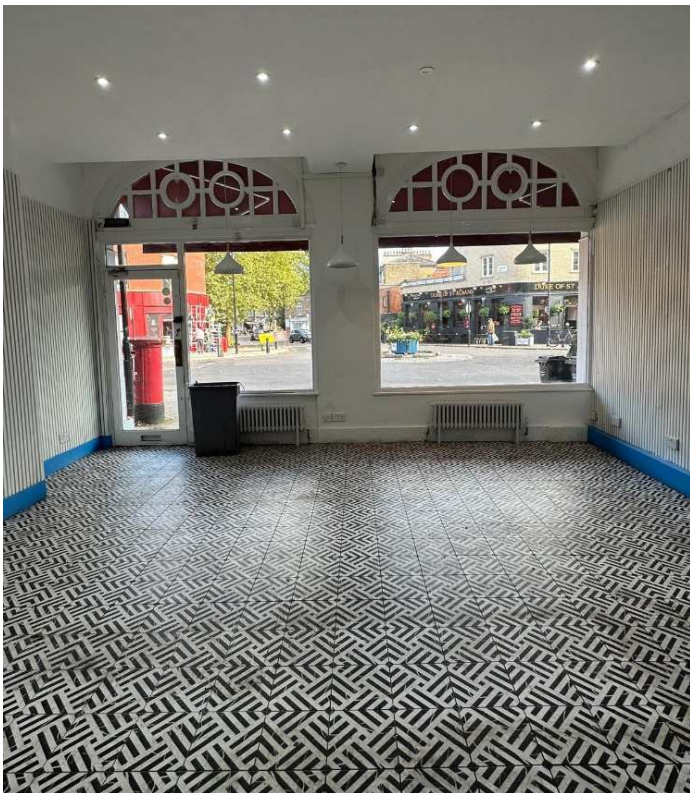
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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