

On the instructions of Camden Council



PRIME PREMISES TO LET

5 HOLLY HILL

HAMPSTEAD NW3

LOCATION

The premises are located in a prime position on Holly Hill next to the junction with Hampstead High Street. Hampstead Underground Station is visible from the property. Operators in close proximity include Sweaty Betty, Le Creuset, Jeroboams, Foxtons, Martyn Gerrard and Chestersons.

ACCOMMODATION

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

Ground Floor	420 sq/ft
Basement	405 sq/ft
Total	825 sq/ft

The property includes a yard to the rear with parking for two cars.

RENT

£39,500 per annum exclusive.

LEASE

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

USE

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



RATES

Rateable Value	£31,000
Rates Payable 24/25	£15,469 per annum

Please note that interested parties may qualify for rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant to pay the landlord's reasonable legal costs in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

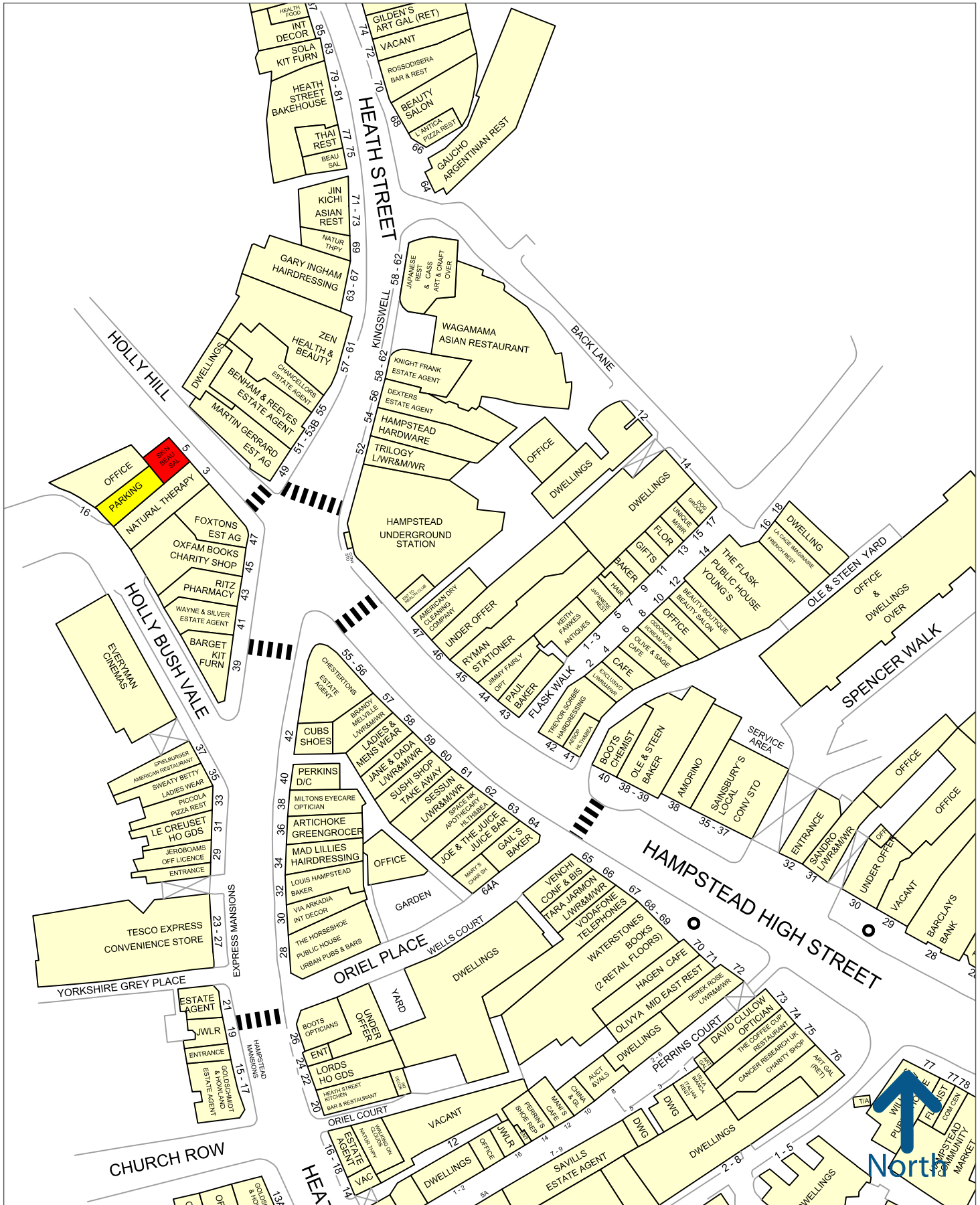
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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



50 metres

Experian Goad Plan Created: 02/10/2024
Created By: Blanchflower Lloyd Baxter