

PRIME SHOP TO LET

35 HEATH STREET, HAMPSTEAD NW3



LOCATION

The premises are located in a prime position on Heath Street in very close proximity to Hampstead Underground Station.

Operators in the area include, Le Creuset, Jeroboams, The White Company, Artichoke and Everyman Cinema.

ACCOMMODATION

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor 500 sq ft / 46.45 sq m

LEASE

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

RENT

£59,500 per annum exclusive.

USE

The premises has a use within Class E of the Use Classes Order.

RATES

Rateable Value 26/27	£45,720
Rates Payable	£17,477 per annum

Please note the above figures should be used as an estimate. Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

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

EPC

Available on request.

VIEWING

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

Oliver Fowler

Email: ofowler@blb.uk.com

Tel: 07900 217624

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

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