

PRIME CLASS E
OPPORTUNITY

HAMPSTEAD

UNIT 3, 52-58 HEATH STREET

SUBJECT TO VACANT POSSESSION

Description

The property is situated in one of London's most desirable 'village locations', just metres from Hampstead Underground Station and the junction of Heath Street and High Street. The surrounding area offers a vibrant mix of retailers, including **Venchi Chocolates**, **Gail's**, **GaUCHO**, **Aveda**, **Dexters**, and **Trevor Sorbie Hairdressing**. Immediate neighbours within the block include **Cass Art**, **Wagamama**, and **Knight Frank**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor and basement, comprising the following areas:

Ground Floor Sales	1,927 sq. ft.	(179.09 sq. m)
Basement Ancillary	383 sq. ft.	(35.59 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent**£120,000**

per annum exclusive.

Service Charge

Available upon request.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£130,000
UBR (24/25)	0.555p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 57. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing strictly via appointment through sole agents, **Green & Partners** contacting:

Alex Murrayalex.murray@greenpartners.co.uk**07498 269560****Ben Sykes**ben.sykes@greenpartners.co.uk**07572 075103***Subject to Contract and Vacant Possession*

