

# CLASS E OPPORTUNITY

## HAMPSTEAD

### 25 HAMPSTEAD HIGH STREET



#### Description

The subject property is located in Hampstead, northwest of London, in the borough of Camden. It is located 0.1 mile from Hampstead Underground Station which is served by the Northern Line, and 0.5 miles west of Hampstead Heath Station which is served by London Overground services. Nearby occupiers include **Barclays**, **HSBC**, **Kurt Geiger**, **O2**, **Vodafone** and a number of independent retailers.

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

#### Accommodation

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

<b>Ground Floor</b>	2,016 sq. ft.	(187.29 sq. m)
<b>Basement</b>	48 sq. ft.	(4.43 sq. m)
<b>Basement</b>	1,243 sq. ft.	(115.57 sq. m)
<b>Total</b>	<b>3,307 sq. ft.</b>	<b>(307.29 sq. m)</b>

#### Lease

The premises are available on an assignment of an existing lease expiring 28 September 2030 with further rent reviews dated 28 September 2020 (outstanding) and 2025 and a tenant only break on 29 September 2025.

#### Rent

# £220,000

per annum exclusive.

Incentives available.

#### Business Rates

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

<b>Rateable Value</b>	£211,000
<b>UBR (24/25)</b>	0.546p

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

#### EPC

An EPC has been commissioned. A full Energy Performance Certificate is available upon request.

#### Legal Costs

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

#### Viewing

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

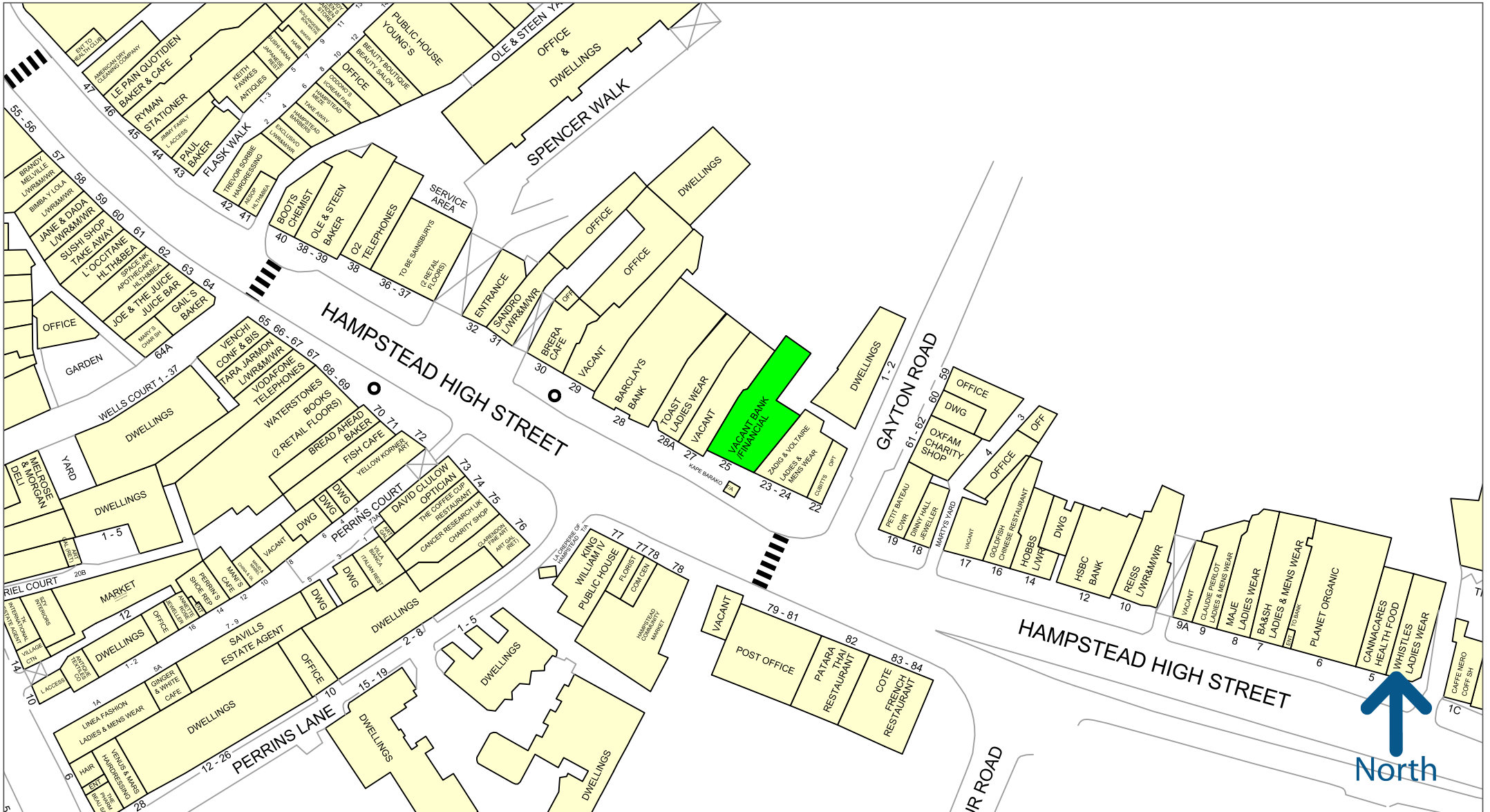
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**In partnership with:**



*Subject to Contract*



50 metres

Experian Goad Plan Created: 06/12/2021  
Created By: Green and Partners



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