



11 Heath Street, Hampstead NW3 6TP



Area

Approx 969 sq ft in total



Rent

£40,000 per annum
exclusive



Basement

Approx 387 sq ft



Tube

Hampstead (Northern Line)

LOCATION

Within easy access of Belsize Park, Hampstead Heath, Swiss cottage, Finchley Road and surrounding areas.

Situated in a prime position on Hampstead Village. Close proximity to Belsize Park and Hampstead Heath Northern Line Stations. Also present in Hampstead Village are multiple boutique retailers, cafes and restaurants with a number of sole traders based within the area serving the local community.

DESCRIPTION

An opportunity to acquire a vacant shop arranged over two floors in the popular and fashionable Hampstead village. The retail unit is just 2 minutes walk away from the Hampstead Tube Station. Currently laid out as shop and storage area to the rear and large amount of storage to the basement with full head height and kitchenette. Previously trading as Dry Cleaners

TERMS

Available by way of a brand new effective Full Repairing & Insuring lease on terms to be mutually agreed.

LEGAL COSTS

Each party are to be responsible their own legal costs incurred in the transaction.

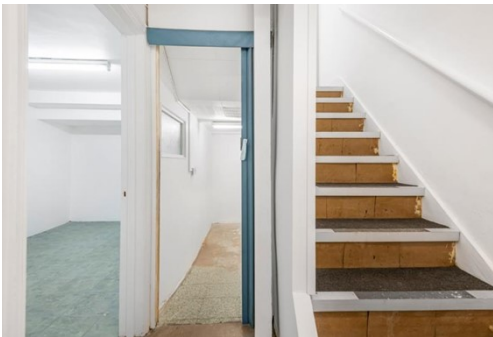
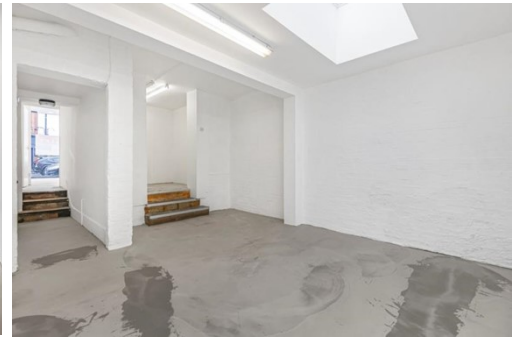
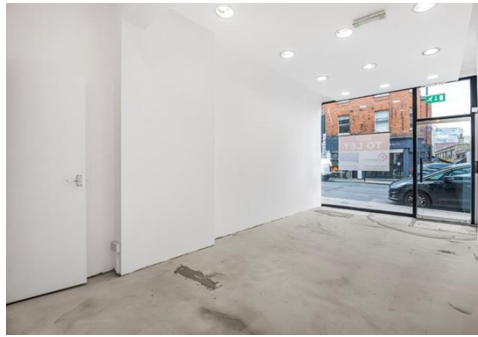
RATES

According to the Valuation Office, The Rateable Value is £30,750 per annum. Interested parties are encouraged to make their own enquiries.

EPC

B 48

For further information please contact:
hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

