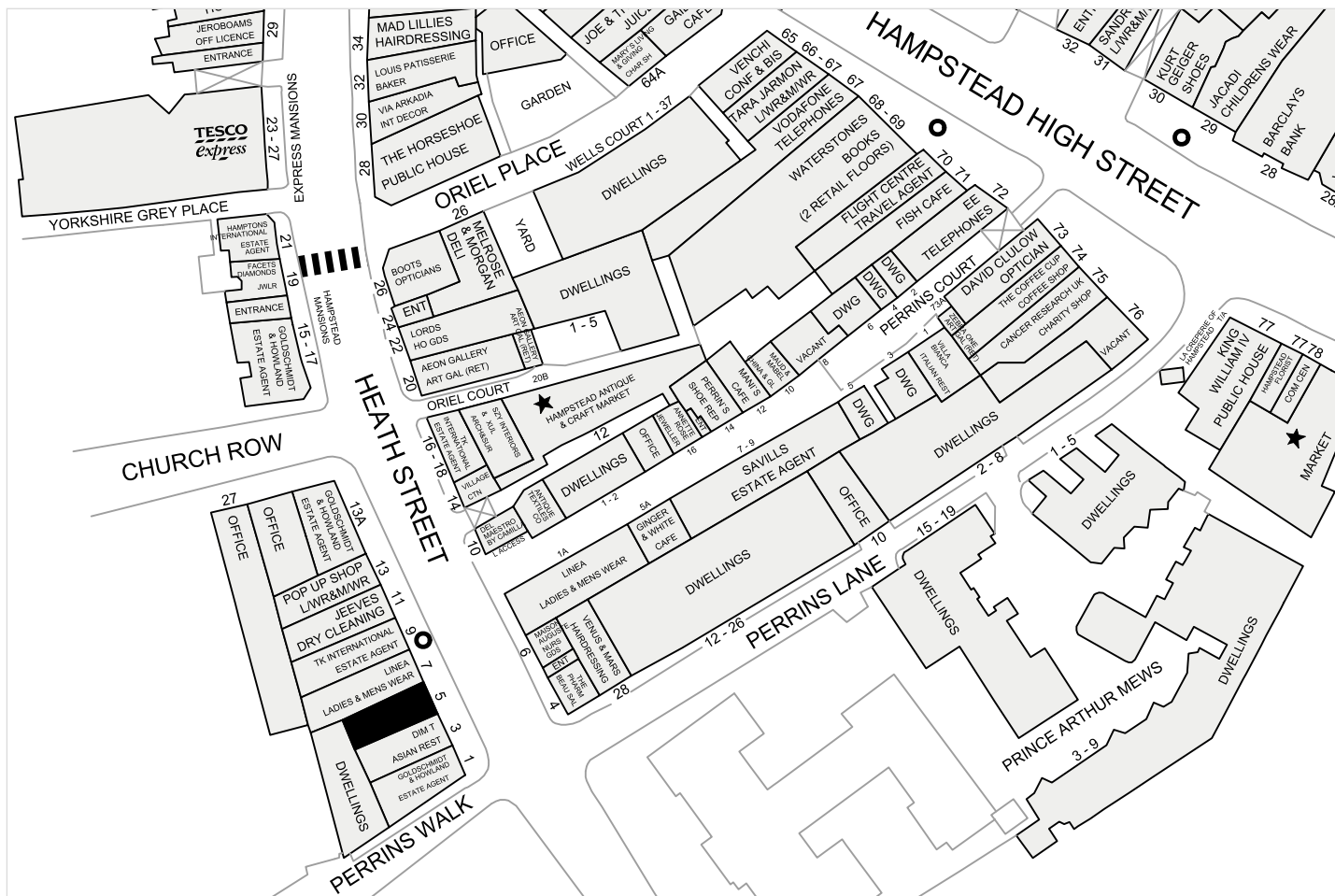

HAMPSTEAD

5 HEATH STREET NW3 6TP



NEW LEASE AVAILABLE



LOCATION

The premises are located in the affluent London suburb of Hampstead a short distance from the Underground Station. The shop is positioned on the west side of Heath Street adjacent to Linea Kids and dim. Other occupiers located nearby include Boots Opticians, Hamptons, the Horseshoe (PH), Louis, Jeroboams, Le Creuset and Artichoke amongst others.

ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate net dimensions and internal floor areas:

Internal width	10 ft 7 ins	3.25 m
Ground floor	379 sq ft	35.21 sq m
Basement	449 sq ft	41.71 sq m

A floor plan is available on request.

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The quoting rent is £35,000 per annum exclusive.

USE

We believe the premises have A1 use however interested parties should make their own enquires with Camden Borough Council Planning Department. Consideration will be given to other retail uses STP.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £31,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Fergus Emmerson
020 7183 0588
fe@bcretail.co.uk

Nick Furlong
020 7183 0584
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