LONDON NW3, HAMPSTEAD HEATH, 63 SOUTH END ROAD
A1 RETAIL OPPORTUNITY
NEW LEASE AVAILABLE SUBJECT TO VACANT POSSESSION

Location
The subject premises occupy a prominent position in Hampstead Heath Village, close to Hampstead Heath and Hampstead Heath Station, providing a 25 minute journey into Central London via London Overground.

Located adjacent to the newly opened Biggie Best, other nearby retailers include Daunt Books, Topps Tiles Boutique, Le Pain Quotidien, Euphorium Bakery and M&S Foodhall.

Demise
The property is arranged over ground floor only providing the following approximate areas and dimensions:

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<tr>
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<th>Dimensions</th>
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<td>Net frontage</td>
<td>9’ 7”</td>
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<tr>
<td>Shop depth</td>
<td>63’ 11”</td>
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Ground Floor: 685 sq ft 63.64 sq m

Tenure
A new 10 year effective FRI lease, subject to an upward only rent review at year 5.

Rent
£40,000 pax

Rates
Rateable Value: £29,750
Rates Payable (18/19): £14,667

Interested parties are advised to make their own enquiries with the Local Authority.

EPC
Available upon request.

For further information or to arrange a viewing please contact the sole agents
Robinson Webster.

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