



ROBINSON WEBSTER



## 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:

Net frontage:	9' 7"	2.92 m
Shop depth:	63' 11"	19.50 m
<b>Ground Floor:</b>	<b>685 sq ft</b>	<b>63.64 sq m</b>

### 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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