



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON NW3, HAMPSTEAD, 63 SOUTH END ROAD

PRIME RETAIL OPPORTUNITY - NEW LEASE AVAILABLE

Location

The subject premises occupy a prominent position close to Hampstead Heath and Hampstead Heath Station, providing a 25 minute journey into Central London via the London Underground.

Located adjacent to **Keats Hair**, other nearby retailers include **Daunt Books**, **Topps Tiles Boutique**, **Le Pain Quotidien**, **Euphorium Bakery** and **M&S Foodhall**.

Accommodation

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

Net frontage: 9.61 ft
Shop depth: 64 ft
Ground floor: 685 sq ft

Tenure

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

Rent
£32,500 per annum exclusive

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

Interested parties are advised to make their own enquiries.

EPC Rating
Available upon request

Viewing and Further Information

Through sole agents Robinson Webster:

Joe Martin
020 7190 9805 / 07493 341 431
joe@robinsonwebster.co.uk

Dan Johnson
020 7190 9804 / 07990 335 016
dan@robinsonwebster.co.uk

Adam Robinson
020 7190 9803 / 07980 576 245
adam@robinsonwebster.co.uk



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