

ROBINSON WEBSTER



LONDON NW3, HAMPSTEAD, 65 SOUTH END ROAD

PRIME RETAIL OPPORTUNITY - NEW LEASE AVAILABLE

Location

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

Located adjacent to **Magnus Shoes**, 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 and basement, providing the following approximate areas:

Ground floor:	996 sq ft	93 sq m
Basement:	449 sq ft	42 sq m
Total:	1,445 sq ft	135 sq m
Net frontage:	16 ft	4.87 m
Shop depth:	60 ft	18.2 m

Tenure

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

Rent

£35,000

Rates

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

Interested parties are advised to make their own enquiries

EPC

Available Upon Request

Further Information

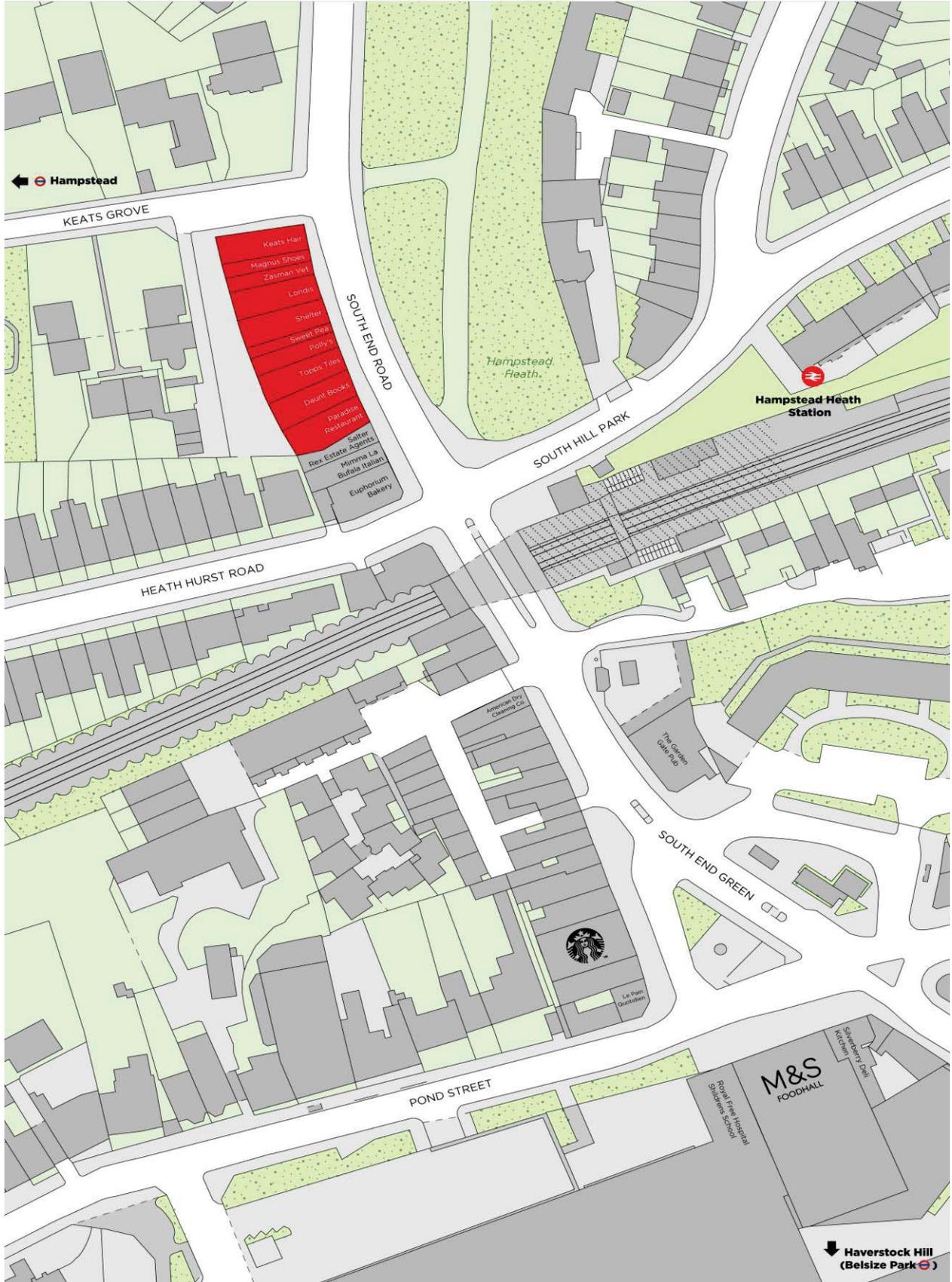
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

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