



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



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**.

Accommodation

The property is arranged over ground floor and basement, providing the following approximate areas:

Net frontage: 16 ft
Shop depth: 60.2 ft

Ground floor: 996 sq ft
Basement: 449 sq ft

Tenure

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

Rent
£58,250 per annum exclusive

Rates
Rateable Value: £43,500
Rates Payable 18/19: £21,446

Interested parties are advised to make their own enquiries.

EPC Rating
Available upon request

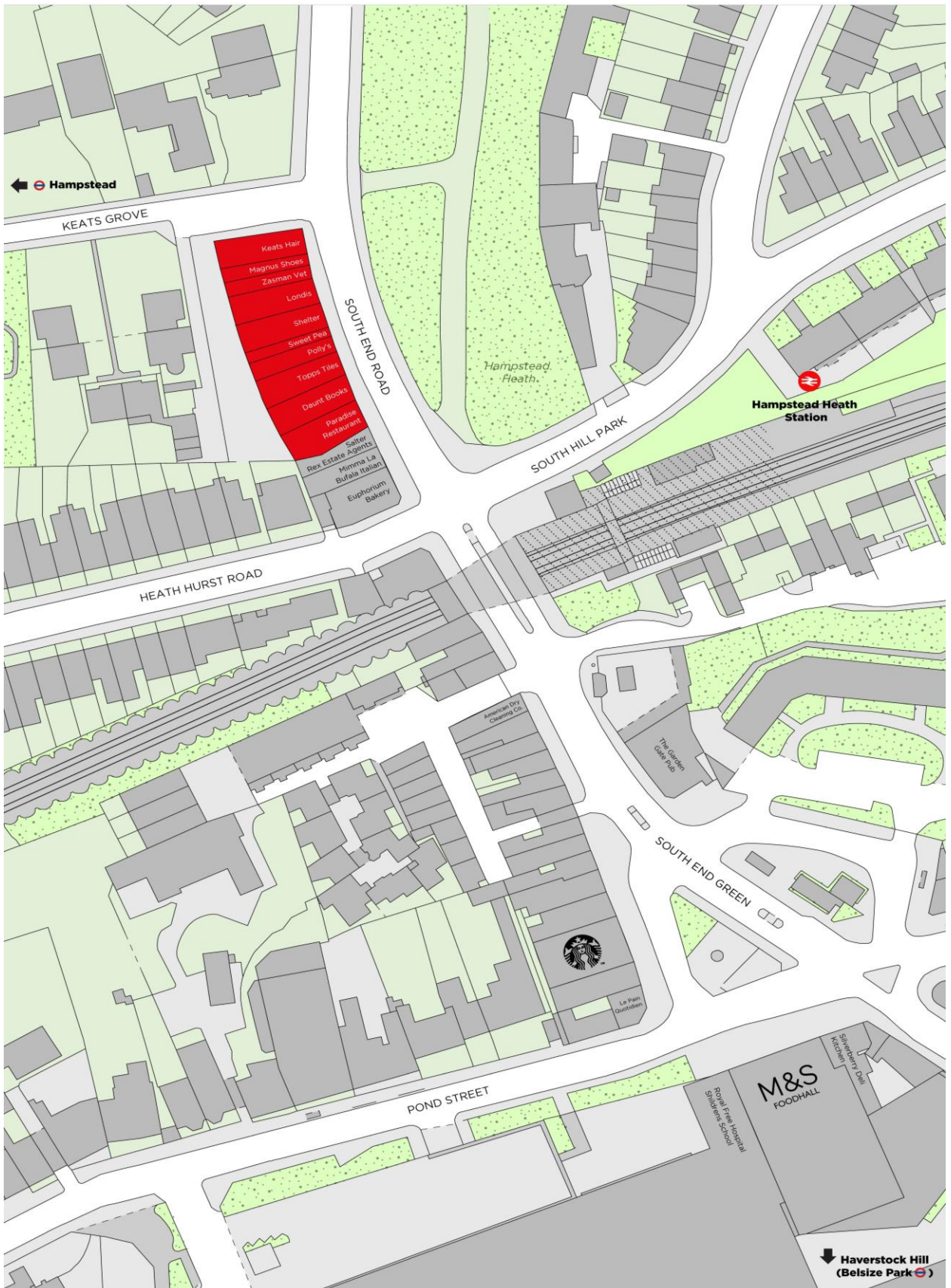
Viewing and Further Information

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