



ROBINSON
WEBSTER



LONDON NW3 - 53 SOUTH END ROAD, HAMPSTEAD HEATH

CLASS E OPPORTUNITY – AVAILABLE JANUARY 2021

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 Underground.

Located adjacent to the **Daunt Books**, other nearby retailers include **Shelter Boutique**, **Biggie Best**, **Euphorium Bakery** and **M&S Foodhall**.

Demise

The property is arranged over ground floor and basement only providing the following approximate net internal floor areas:

Ground Floor:	1,175 sq ft	109 sq m
Basement:	578 sq ft	54 sq m
Total:	1,753 sq ft	163 sq m

Tenure

Subject to vacant possession, the property is available in January 2021 by way of a new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

On application.

Rates

Rateable Value:	£45,000
Rates Payable (20/21):	£22,455 p.a.

Please note that this property may be subject to a business rates holiday for 2020/21. Interested parties are advised to make their own enquiries through Camden Council on 020 7974 4444.

EPC

Available upon request.

Further information

For further information or to arrange a viewing please contact **Robinson Webster**:

Adam Robinson

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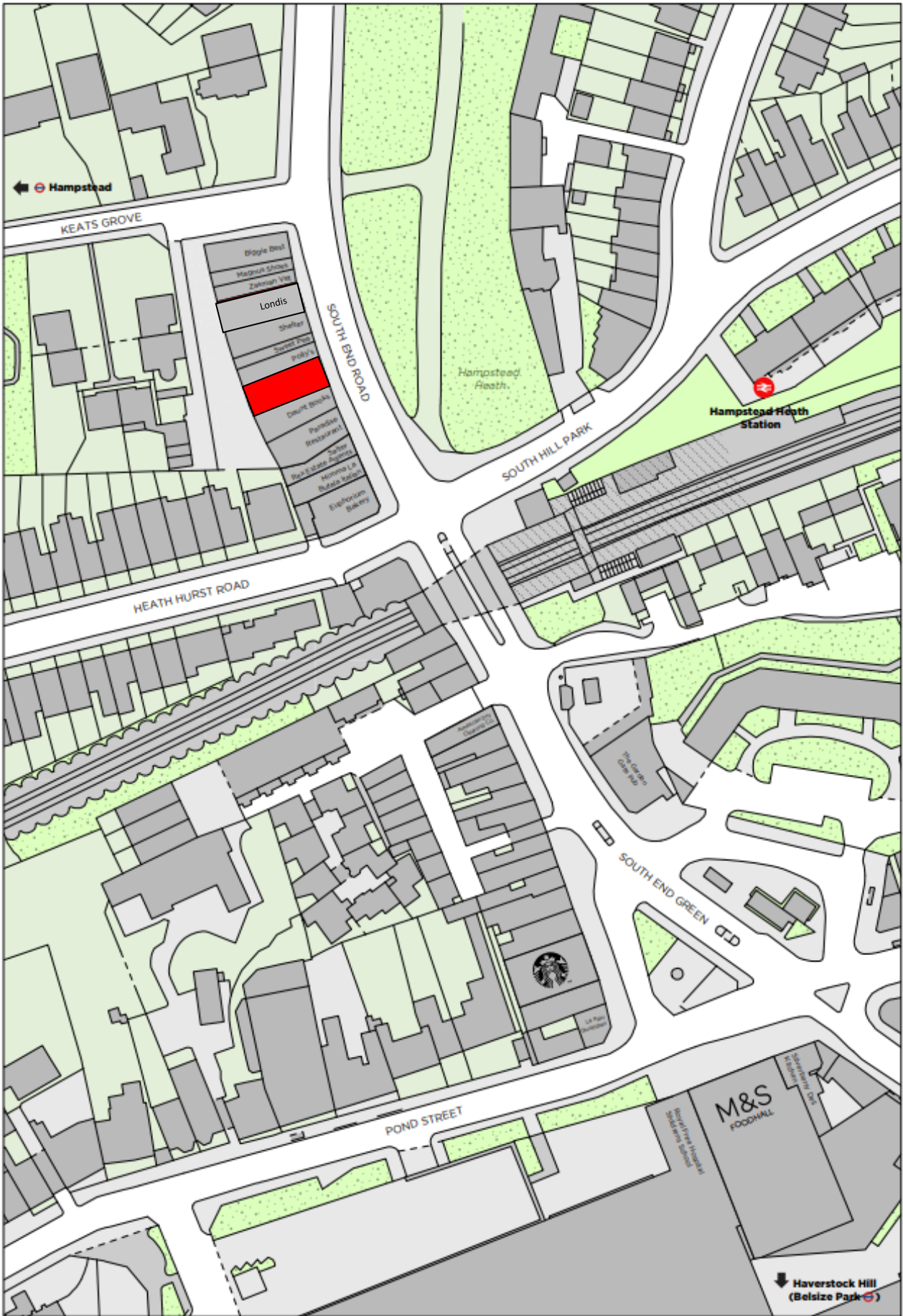
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