



ROBINSON  
WEBSTER



## LONDON NW3 - 63 SOUTH END ROAD, HAMPSTEAD HEATH

CLASS E OPPORTUNITY (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 **Shelter Boutique** and **Zasman**, other nearby retailers include **Daunt Books**, **Biggie Best**, **Euphorium Bakery** and **M&S Foodhall**.

### Demise

The property is arranged over ground floor and basement 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>64 sq m</b>

### Tenure

A new effective FRI lease for a term of years to be agreed, subject to an upward only rent review at year 5.

### Rent

On application.

### Rates

Rateable Value:	£29,750
Rates Payable (20/21):	£14,845 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:

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