

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**PROMINENT GROUND FLOOR
OFFICE/RETAIL UNIT WITH
RETURN FRONTAGE**

**5 POND STREET
HAMPSTEAD
NW3 2PN**

582 sq.ft. (54.07 sq.m.)



These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Hampstead is an area of London approximately 4 miles north west of Charing Cross.

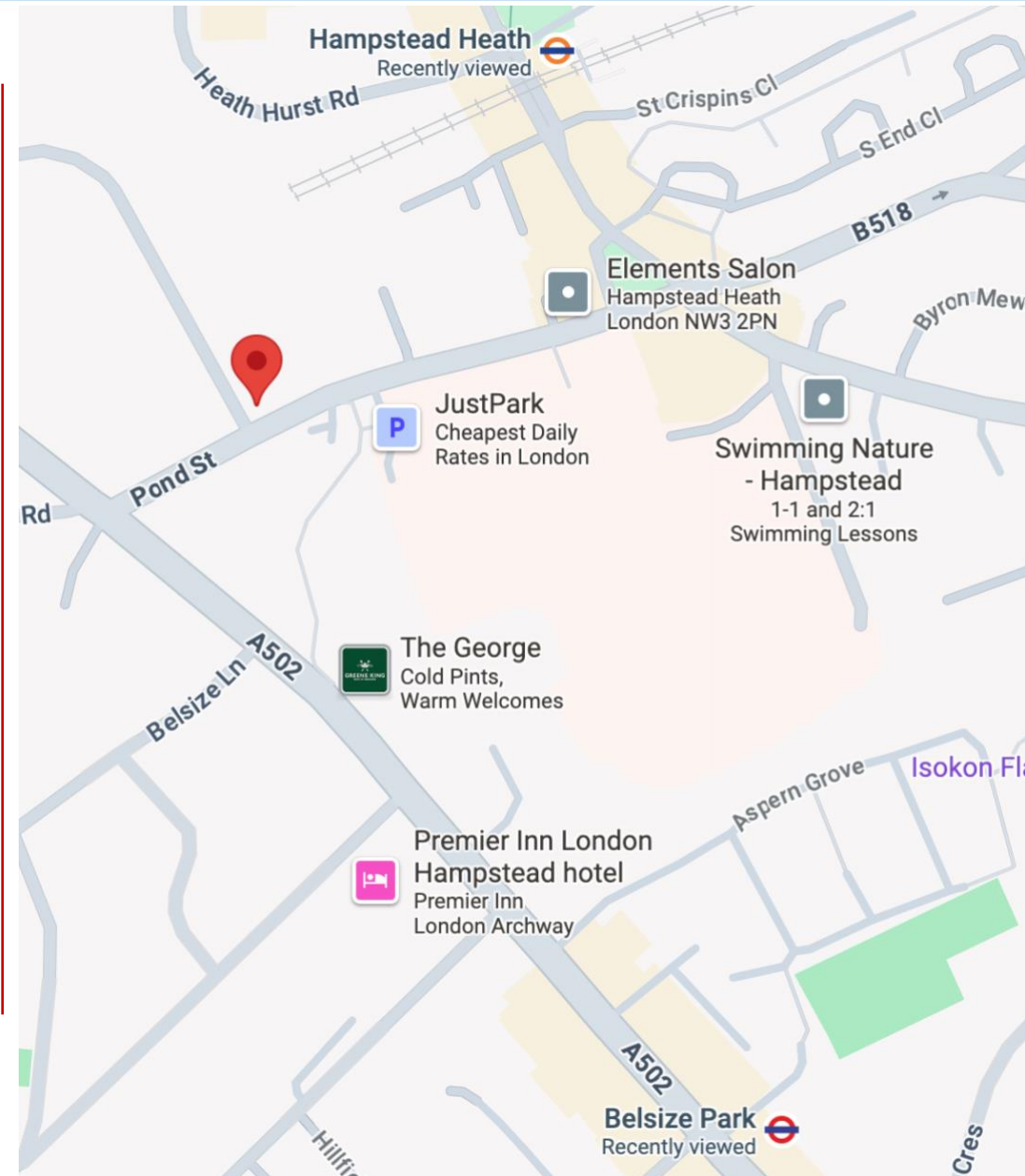
The subject property is a grade II listed corner property in a very prominent position on the north side of Pond Street (B518) at its junction with Hampstead Hill Gardens immediately opposite the Royal Free London Hospital and moments from South End Green.

This is an extremely vibrant area with local occupiers including GAIL's and Starbucks as well as many independent coffee shops, restaurants, pubs, bars, boutique retailers and salons.

Hampstead Heath (Mildmay Line Zone 2) and Belsize Park (Northern Line Zone 2) are both within very easy walking distance whilst the area is served by the following bus routes*:

- | | |
|-------|---|
| 1 – | Royal Free Hospital to Canada Water Bus Station |
| 24 – | Pimlico to Royal Free London Hospital |
| 46 – | Paddington Station to St Barts Hospital |
| 268 – | Golders Green Station to 02 Centre/Sainsburys |
| C11 – | Archway Station to Brent Cross Shopping Centre |
| N5 – | Edgware Station to Whitehall/Trafalgar Square |

*Information provided by TfL



Accommodation

The available accommodation comprises of the entire ground floor of a 4 storey listed building with return frontage and divided to form two rooms.

The premises are in very good decorative order with the principle sales area benefitting from a clear eaves height of 12'3" and an overall approximate Net Internal Floor area of 582 sq.ft. (54.07 sq.m.).

Floor areas provided by VO.

Amenities

- * Prominent location opposite Royal Free London Hospital
- * Window frontage offering superb natural light
- * Gas fired central heating (not tested)
- * WC (shared)
- * Demised kitchenette
- * Immediately available
- * Laminate flooring

Use

We understand the ground floor benefits from use Class E and consider the premises ideal for the medical or professional sector.

Food related uses including café/coffee shop will **not** be considered.

Terms

Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed at a quoting rental of £32,850 per annum exclusive plus Service Charge (to be advised.)

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

EPC

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Legal costs

Ingoing Tenant to be responsible for the Landlords reasonable legal costs incurred in this transaction.

Consumer Protection & Money Laundering Regulations

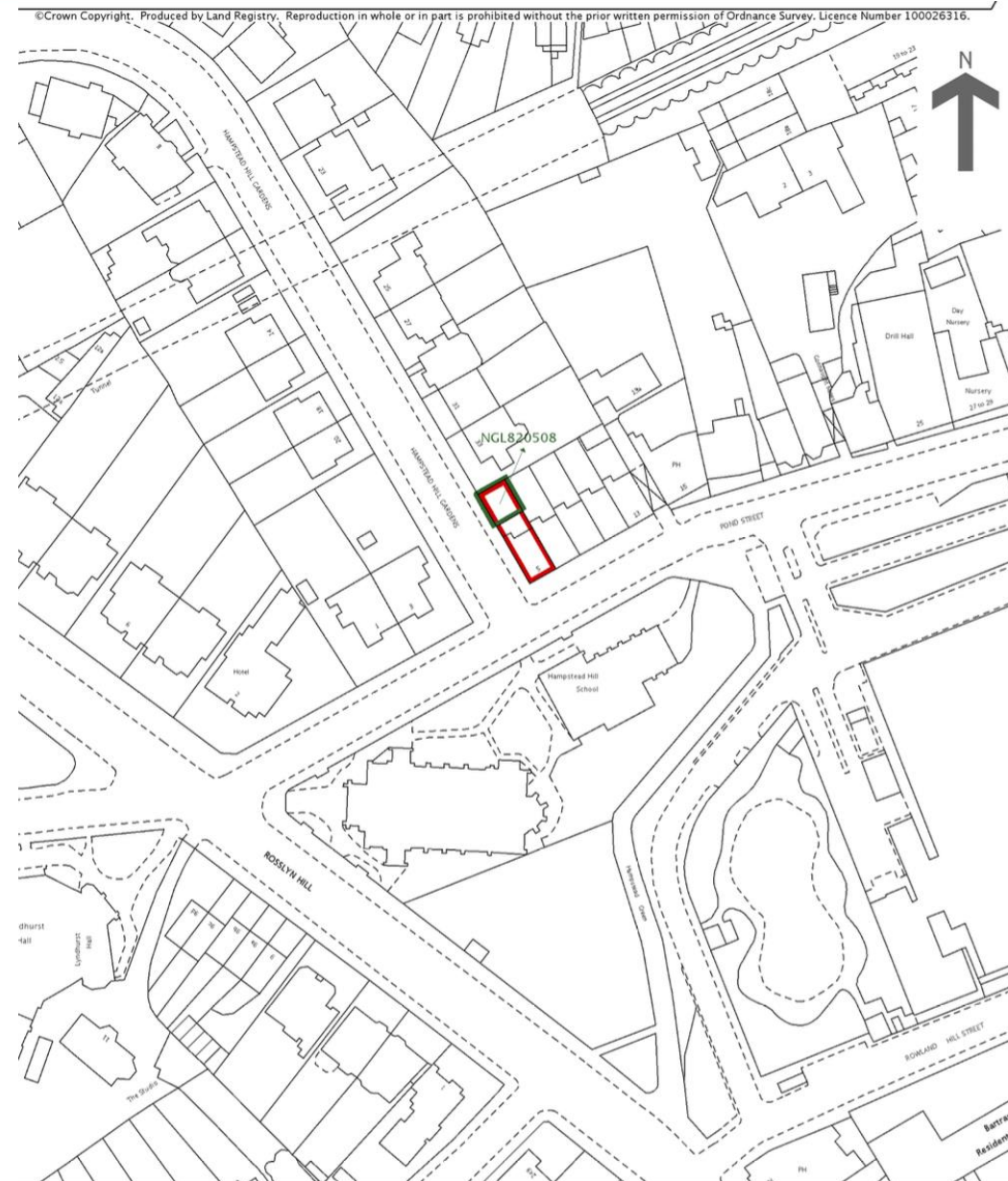
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

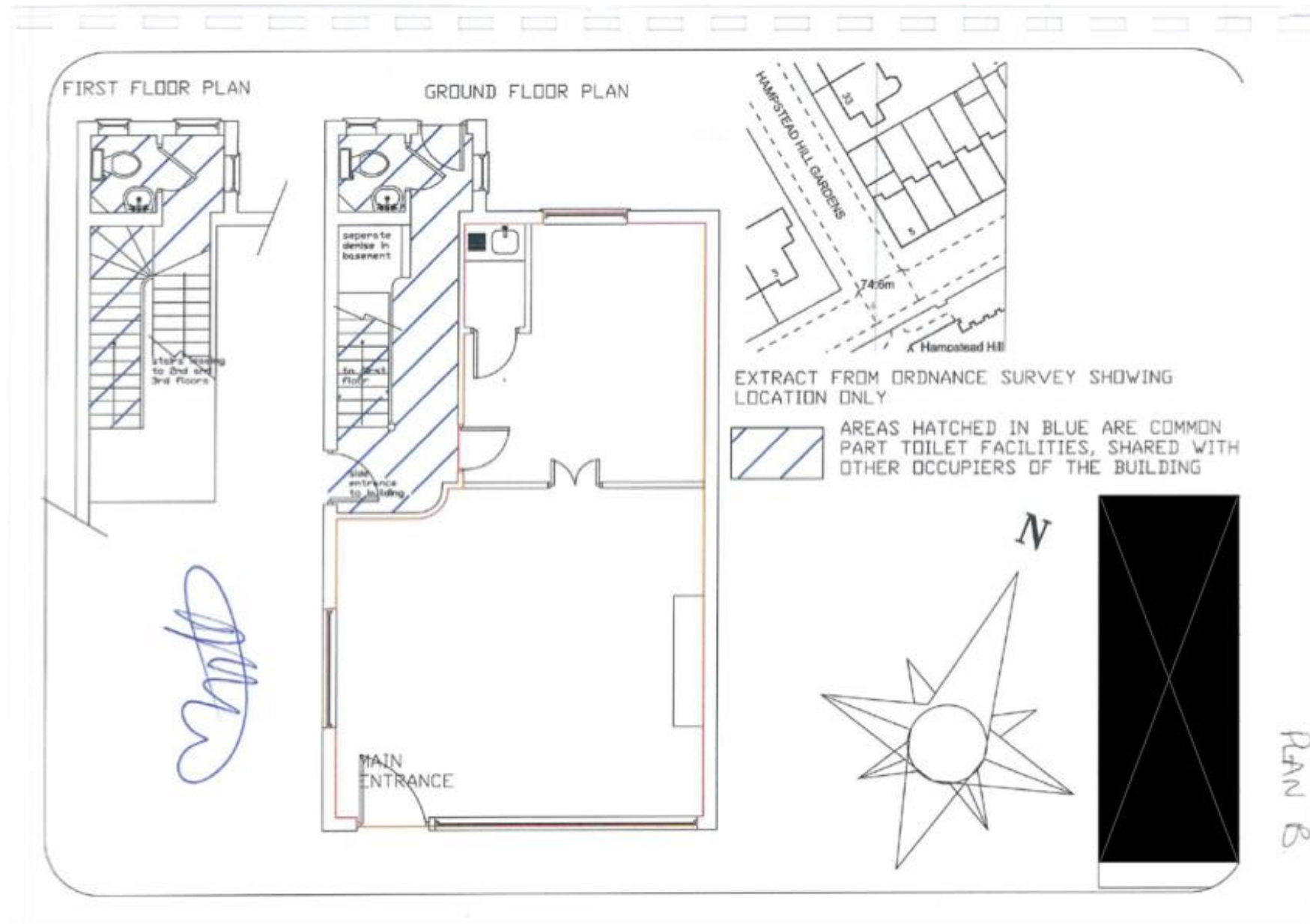
Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via Landlords sole agents as above.





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