

1A

Hampstead Lane

HIGHGATE | LONDON | N6



RETAIL / RESTAURANT UNIT TO LET

**Location**

The property is located on the south side of Hampstead Lane near the junction with Highgate High Street.

Nearby occupiers include **The Gatehouse, Gail’s Bakery, Highgate Wholefoods, Highgate Butchers, Avison Gallery, The Highgate Pantry and Village Flowers.**

**Accommodation**

The property is arranged over a ground floor and first floor and comprises the approximate areas as follows:-

Floor	sq ft	sq m
Ground	1,522	141.40
First	259	24.06
<b>Total</b>	<b>1,781</b>	<b>165.46</b>

**Rent**

£55,000 per annum exclusive.

**Planning**

Use Class E.

**Lease**

A new lease is available for a term to be agreed, subject to contract and vacant possession.

**EPC**

Available upon request.

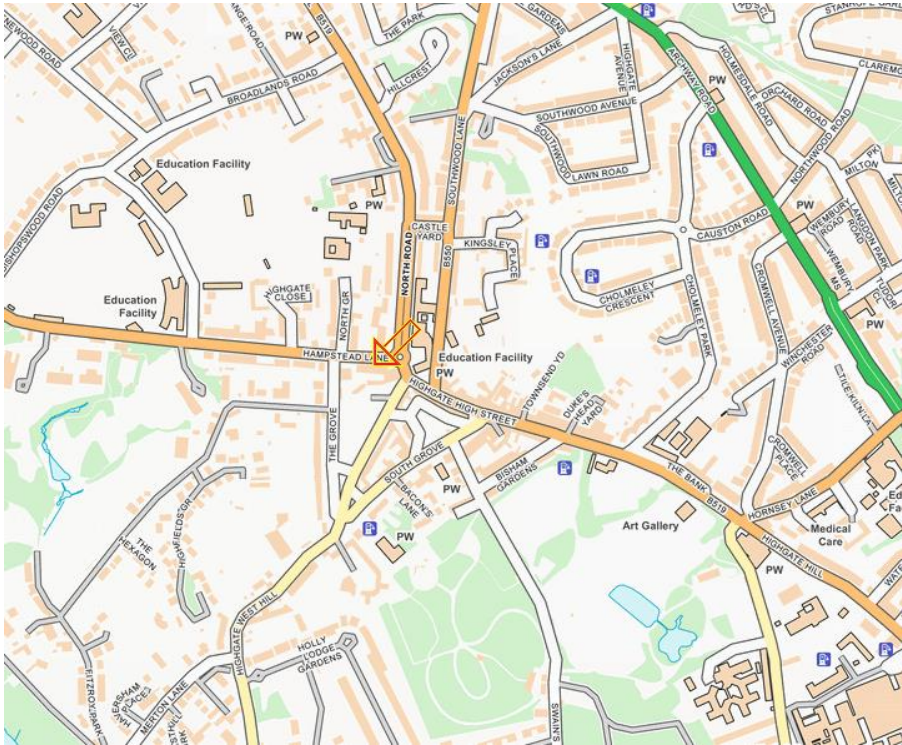
**Legal Costs**

Each party to bear their own.

**Business Rates**

Interested parties are advised to make southwood own enquiries with the relevant local authority.

**Location Map**



**Viewings**

Strictly by prior appointment only.

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