

66 Hampstead High Street, London NW3

Attractive High Street Retail Opportunity – 800 Sq.Ft.



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Description

The subject premises benefits from a superb location, right in the heart of the affluent and highly sought after district of Hampstead, with its high end eateries and boutiques.

The property is approximately 300m from Hampstead underground station, which connects to central London via the Northern Line. It is situated on the South side of the street, close to the junction with Oriel Place.

The property benefits from an attractive glazed frontage onto the High Street and offers sales space on the ground floor and back up in the basement.

Nearby occupiers include Bayley & Sage, Waterstones, Clarendon Fine Art Gallery, Joe & the Juice, Gail's, Space NK, Venchi, Eric Bompard, White Company, Sessùn.

Accommodation

The premises is arranged over the ground and basement floors.

It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	610	56.6
Basement	190	17.7
Total	800	74.3

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£100,000 pax.

Business Rates

As per the Valuation Office Agency, the rateable value of this property is £66,500 at present. Interested parties are advised to make their own enquiries with Camden Council.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate:

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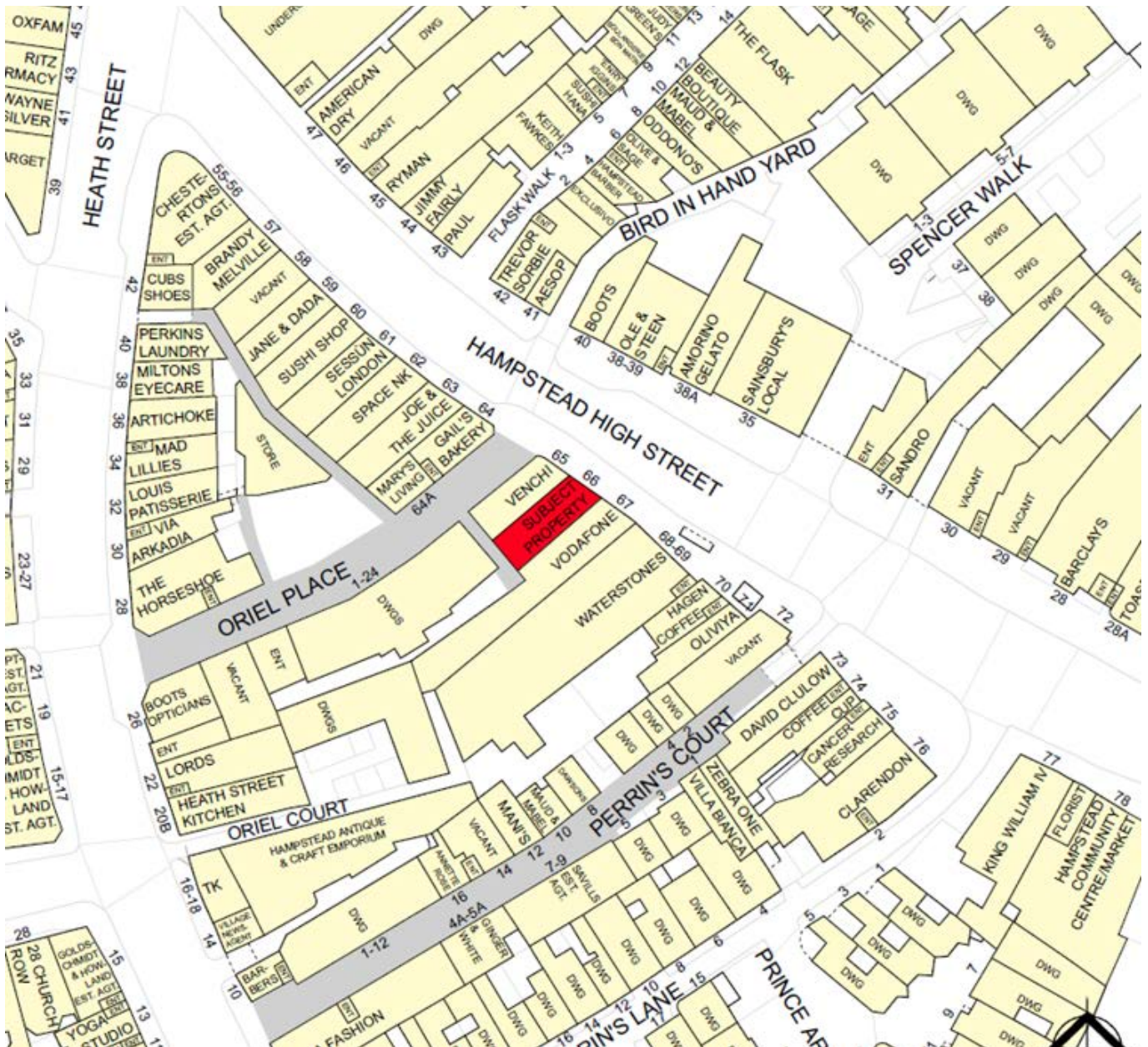


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Location Plan

Not to scale, indicative only.



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