

RETAIL FOR SALE | 2,849 SQ FT

7 & 9 POND STREET, HAMPSTEAD, LONDON, NW3 2PN

PRIME HAMPSTEAD FREEHOLD BUILDING FOR OCCUPIERS AND INVESTORS WITH 2,319 SQ FT VACANT AND INCOME OF £28,800 PER ANNUM

- Prominent freehold building opposite the Royal Free Hospital
- Sought-after Hampstead and South End Green location
- Total current income of £28,800 per annum with ERV of £78,800
- 7 Pond Street ground floor and lower ground floor totaling 2,319 sq ft vacant, former gym - fitted out
- Four residential flats sold on long leases
- Future lease-extension potential from two leases expiring in 2083



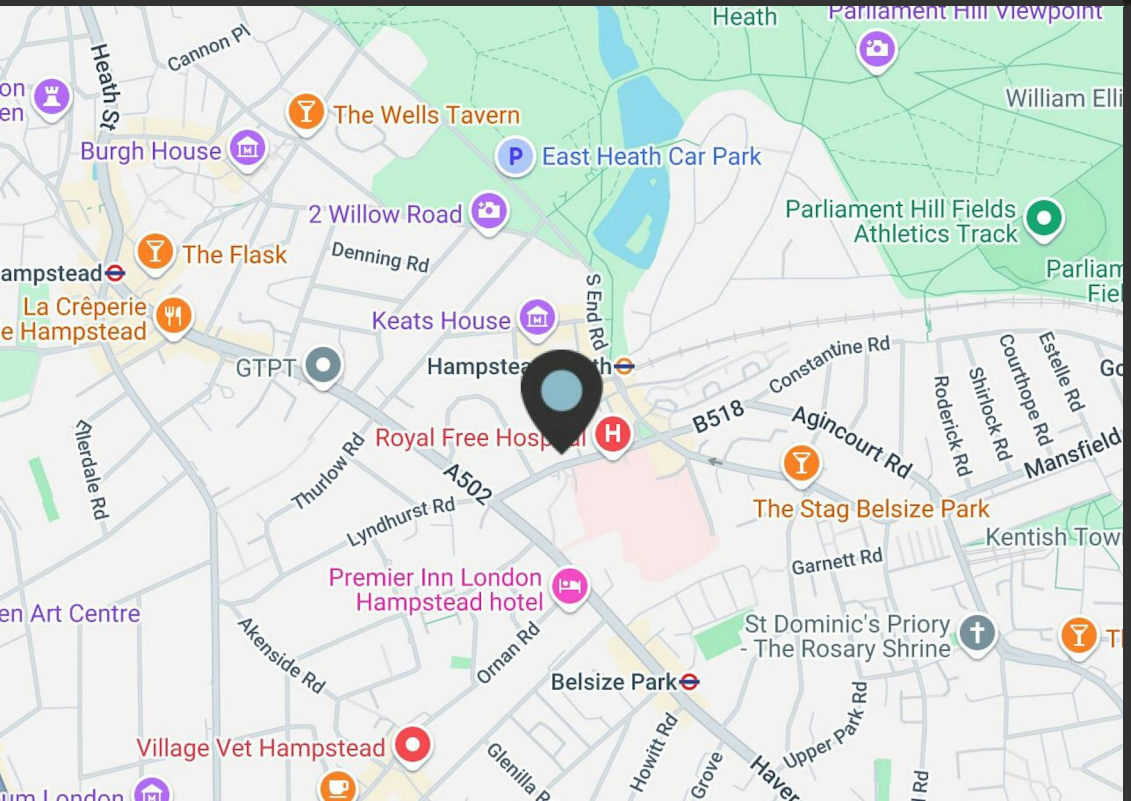
DESCRIPTION

A rare mixed-use freehold building with two commercial units and four residential flats sold on long leases.

The commercial accommodation comprises 7 Pond Street, a fully fitted gym totaling 2,319 sq ft over ground and lower ground floor with garden and 9 Pond Street which is let to the well-established Dignity Funerals covenant. The residential element produces additional ground-rent income, with two leases expiring in 2083 offering valuable future lease-extension and reversionary potential.

This is an attractive opportunity to acquire a prominent income-producing freehold with scope for longer-term value growth.





LOCATION

The property occupies a highly prominent position on Pond Street, directly opposite the Royal Free Hospital and at the heart of the popular South End Green neighbourhood.

This affluent and lively part of Hampstead supports an excellent mix of independent shops, cafés, restaurants and established national occupiers. Hampstead Heath and the open spaces of Parliament Hill are moments away, while Hampstead Heath Overground station and Belsize Park Underground station provide convenient connections across London.


BARRECORE




ENJOY
BLUEWATER
PURE, DELICIOUS &
PLANET FRIENDLY


TOILET

AVAILABILITY

Name	sq ft	Rent
Ground - Commercial (7 Pond Street)	577	-
Lower Ground - Commercial (7 Pond Street)	1,741	-
Ground - 9 Pond Street - Let to 'Dignity Funerals Ltd' until 24-12-2035 with a tenant break 2028 and review 2030	593	£28,000 /annum
1st - Flat (7 Pond Street) expires 6-4-2146 (120 years unexpired)	1	£250 /annum
1st - Flat (9 Pond Street) expires 24-6-2083 (57 years unexpired)	1	£150 /annum
2nd - Flat (7 Pond Street) expires 31-7-2083 (57 years unexpired)	1	£150 /annum
2nd - Flat (9 Pond Street) expires 30-9-2144 (118 years unexpired)	1	£250 /annum

PRICE

£1,250,000 Freehold

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Peter Wilson
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07896678182
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JOINT AGENTS

James Light (Sandfords)
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07770 916 999

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 18/11/2026

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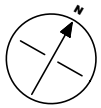
DIGNITY FUNERALS,
9 POND STREET,
LONDON,
NW3 2PN

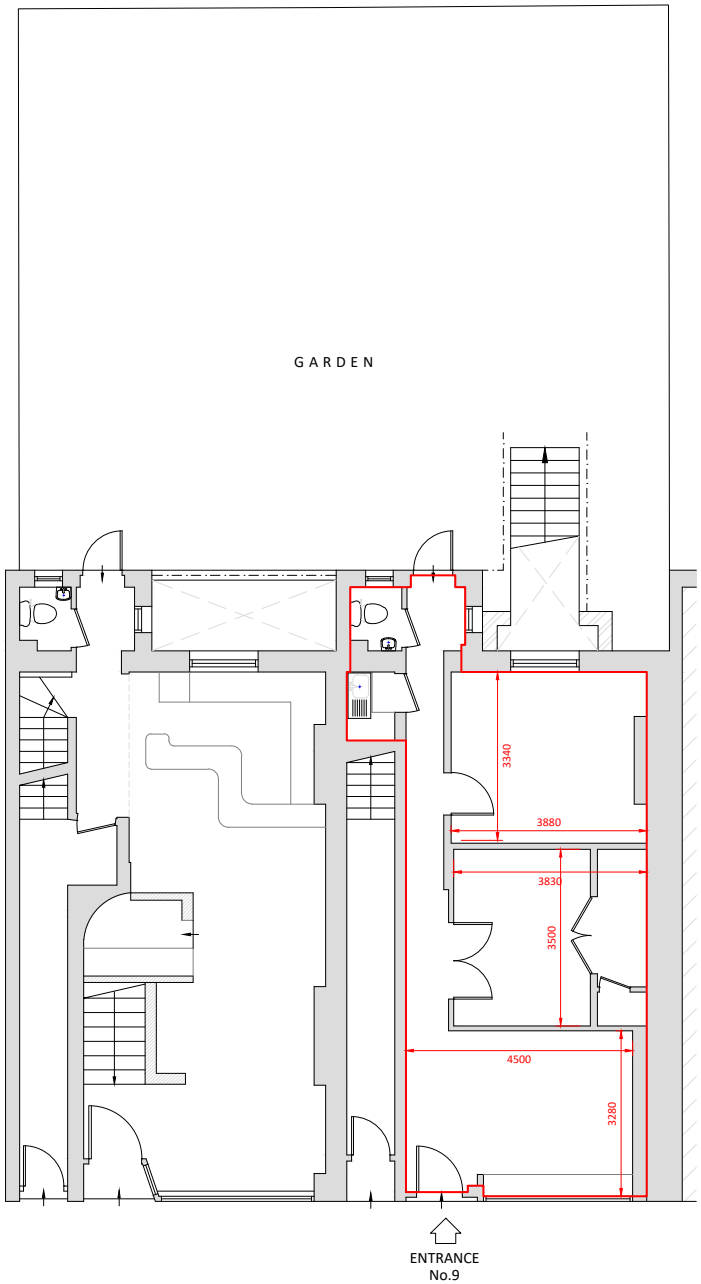
DATE: SEPTEMBER 2026

Scale: 1:150 at A4

1 2 3 4 5
150 300 450 600 750

SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

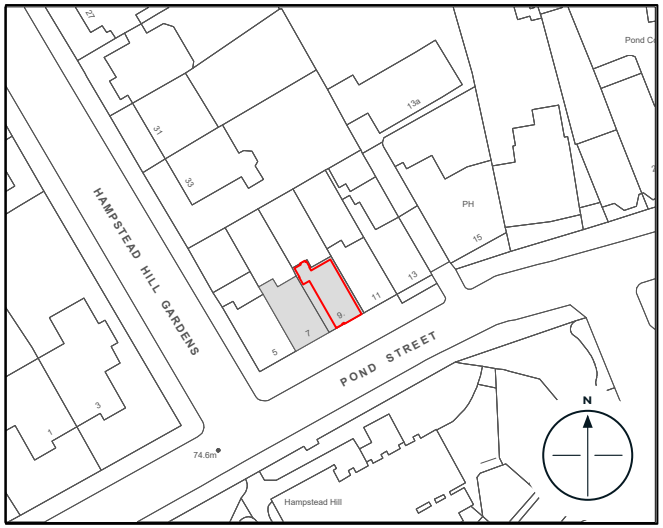




GROSS INTERNAL AREA (GIA)

GROUND FLOOR 55.13 Sq.m / 593.4 Sq Ft

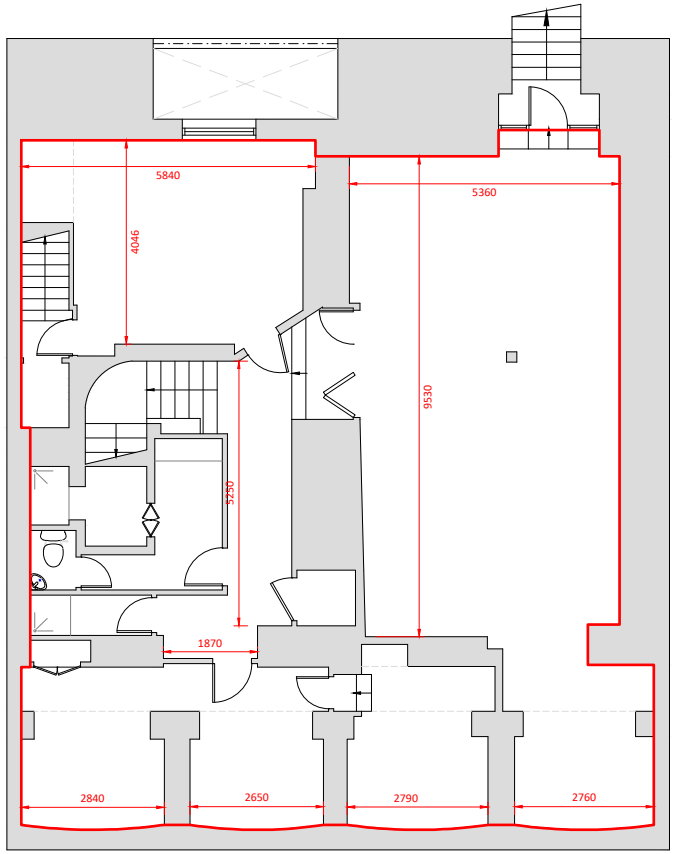
GROUND FLOOR



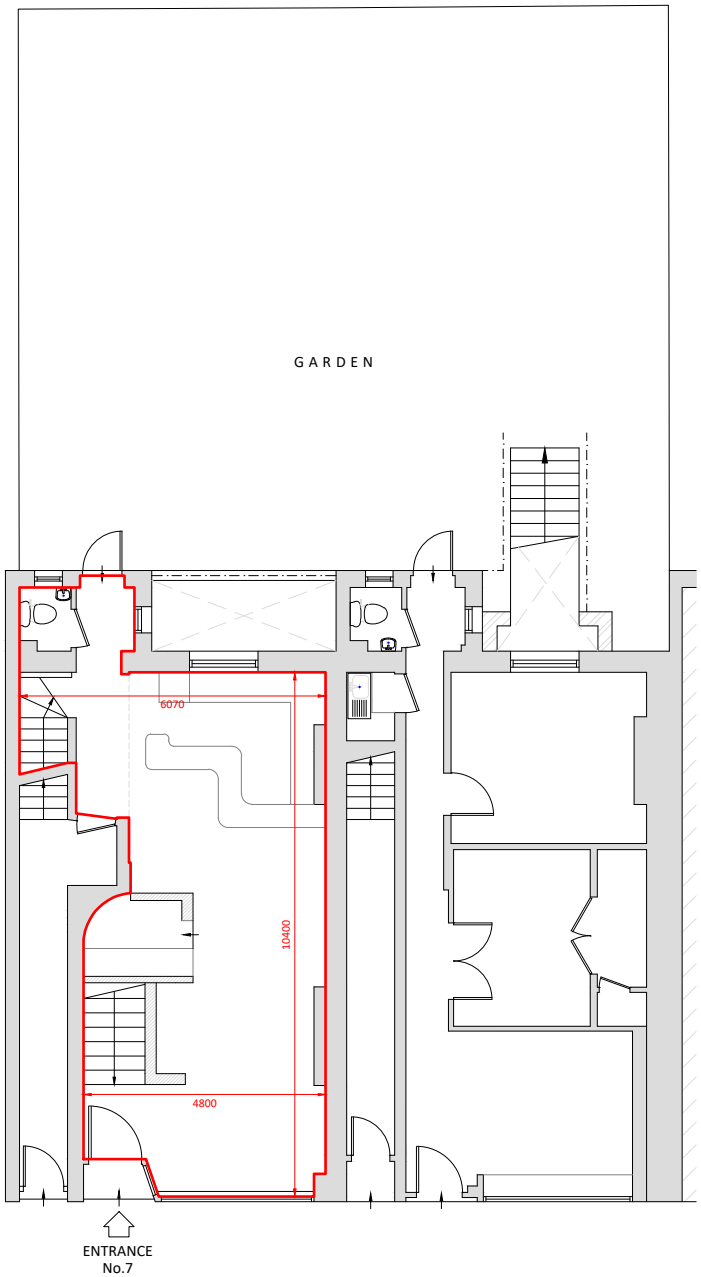
SITE PLAN SCALE
1:1250

GROSS INTERNAL AREA (GIA)

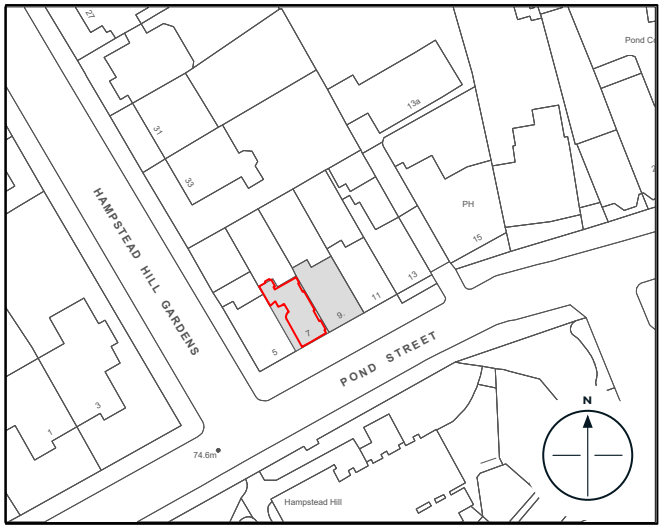
GROUND FLOOR	53.68 Sq.m	/	577.8 Sq Ft
BASEMENT	161.83 Sq.m	/	1741.9 Sq Ft
TOTAL	215.51 Sq.m	/	2319.7 Sq Ft



BASEMENT



GROUND FLOOR



SITE PLAN SCALE
1:1250

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