



RETAIL TO LET | 625 SQ FT

62 ROSSLYN HILL, LONDON, NW3 1ND



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## PRIME HAMPSTEAD REAR OFFICE / E-USE PREMISES TO LET

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- Recently refurbished and decorated
- Located in the Heart of Rosslyn Hill behind the Alterations Boutique
- Suitable for office, medical, leisure and treatment uses other e-uses will be considered
- Available on a new lease directly from the landlords
- W/C and Kitchenette
- Direct access from Rosslyn Hill
- Natural light via sky lights



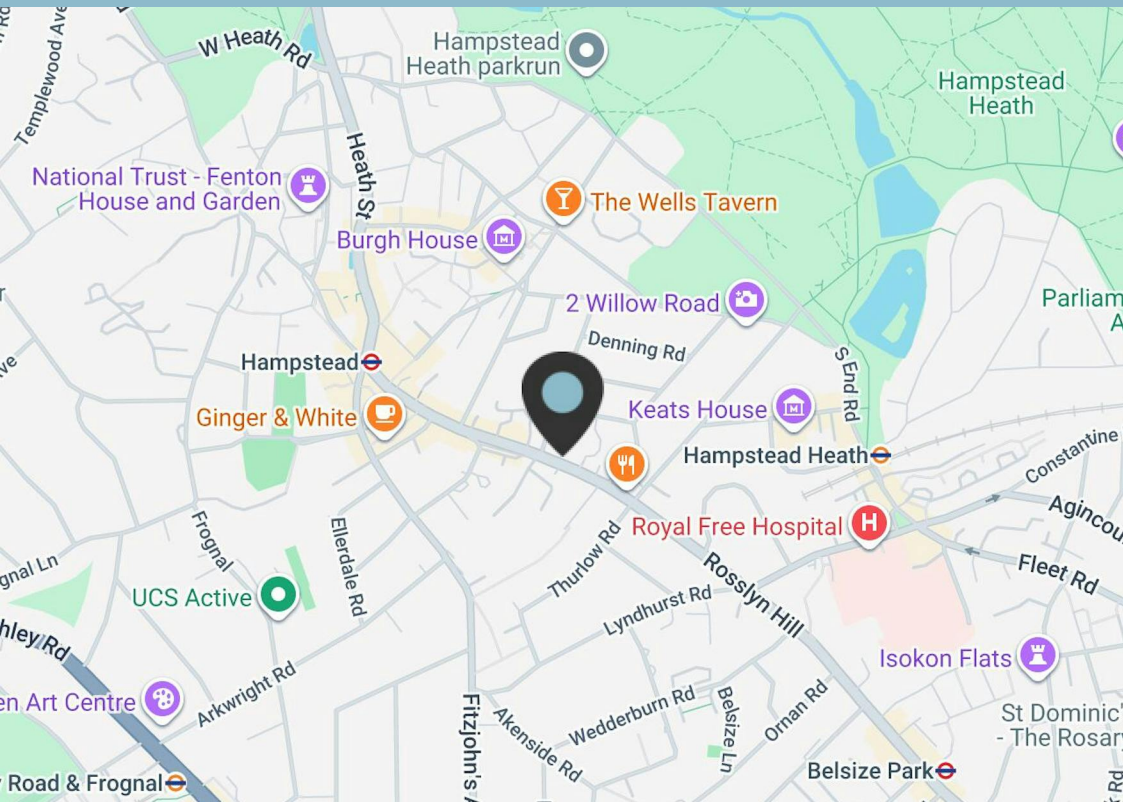
# DESCRIPTION

A well-presented rear commercial unit located behind Alterations Boutique, positioned in the heart of Hampstead.

The property comprises a bright main area of approximately 400 sq ft, with two additional rooms to the rear, offering flexible accommodation suitable for a variety of business uses.

The space has been recently redecorated and benefits from excellent natural light. Additional features include a W/C, kitchenette, wood flooring, spot lighting, heating, secure entry system, and direct access from Rosslyn Hill.

Suitable for a range of E-Class uses including office, medical, leisure and fitness (subject to landlord's consent).



# LOCATION

Located on a prominent high street close to Hampstead Station (Northern Line) and Hampstead Heath (Mildmay Line) with pay and display parking outside.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	625	58.06	Available

## RENT

£25,000 per annum

## RATES & CHARGES

Rates payable: £13,200.12 per annum

## TERMS

A new lease for a term by arrangement, to be contracted Outside the Landlord and Tenant Act.

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



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