



## Retail Unit Available in the Heart of South Hampstead

**152 FLEET ROAD**

NW3 2QX

Retail  
**TO LET**

**564 sq ft**  
(52.40 sq m)

- Ground Floor
- 564 sqft
- Great Natural Light
- Recently Refurbished
- Excellent Transport Links
- Suitable for a Wide Variety Uses (STTP)
- Available at the end of October
- No Convenience Stores or Newsagents

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 564 sq ft                          |
| Rent           | £32,000 per annum                  |
| Rates Payable  | £7,936 per annum                   |
| Rateable Value | £15,500                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C                                  |

Description

This is a very attractive character building with the available space on the ground floor. This versatile unit is mainly open planned with a separate kitchen, WC and good natural light.

Amenities include: Gas Central Heating, Air Conditioning and Wooden Flooring.

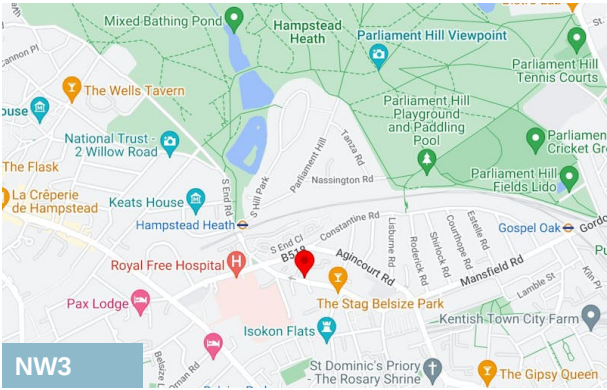
Location

This prominent building is located in the heart of South Hampstead within a minutes' walk of south Hampstead Heath Overground Station and numerous bus routes. The Royal Free Hospital, Marks & Spencer, Gails, Starbucks and many other restaurants and coffee shops are close by.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 564   | 52.40 | Available    |
| Total  | 564   | 52.40 |              |



Viewing & Further Information



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