

92 HEATH STREET

Hampstead, London, NW3 1DP

To let - Prominent retail/office opportunity in prime Hampstead

605 SQ FT

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Summary

Available Size	605 sq ft
Passing Rent	£30,000 per annum
Premium	Nil
Rates Payable	£12,225.50 per annum There is a 50% relief for hospitality and leisure occupiers.
Service Charge	N/A
EPC Rating	D (91)

Key Features

- Lease assignment
- Enviable access to the amenities of Hampstead High Street
- Within 2 minutes of Hampstead Station (Northern Line)
- Modern offices
- Suit a variety of retail and office occupiers

Description

Set in a unique and prominent position along Heath Street, the property is accessed via its own front door from street level.

The property is open plan and has been upgraded throughout by the existing occupier.

Features include vaulted ceilings, wood effect flooring, dual aspect natural light, electric heating, tea point and WC.

The property has been more recently been used by an estate agency but may suit a variety of retail and office occupiers.

Location

Situated in a prime position, moments from Hampstead Heath and Hampstead Village and within a 2 minute walk of Hampstead Station (Northern Line).

Terms

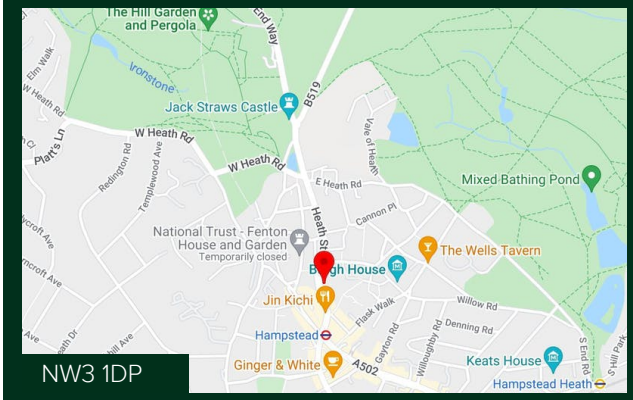
The property is available by way of a lease assignment expiring February 2025. Contracted inside the 1954 Landlord & Tenant Act.

VAT

No VAT.

Viewings

Exclusively listed with Forest Real Estate.







Viewing & Further Information

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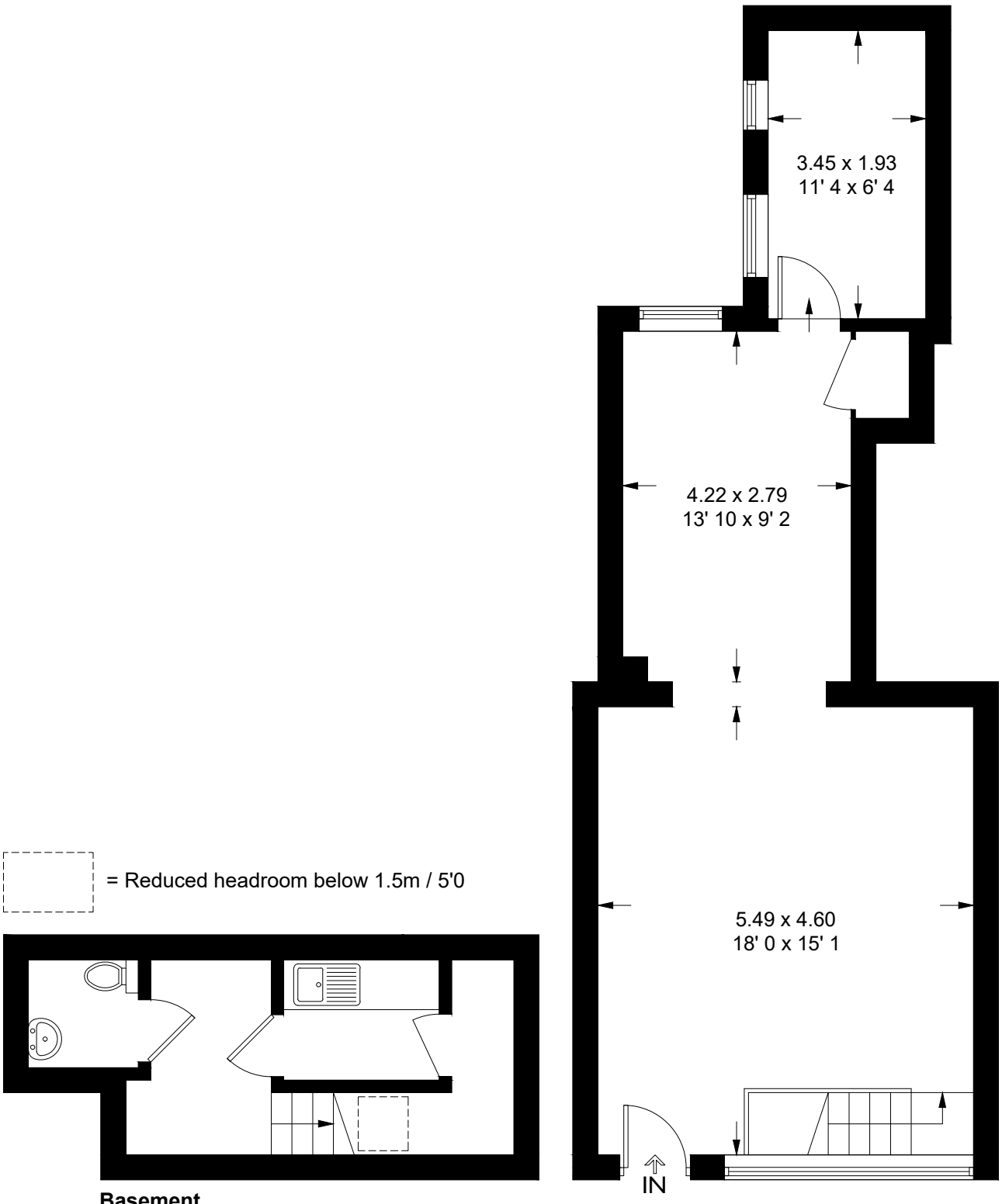
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Heath Street

Approximate Gross Internal Area = 630 sq ft / 58.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 4 sq ft / 0.4 sq m
Total = 634 sq ft / 58.9 sq m



Basement
139 sq ft / 12.9 sq m
(Including Reduced Headroom)

Ground Floor
495 sq ft / 46 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.