

66 HEATH STREET

HAMPSTEAD, NW3 1DN

FOREST

REAL ESTATE

FOR SALE

1,808 SQ FT

Prime Hampstead Freehold Building For Sale

Key Features

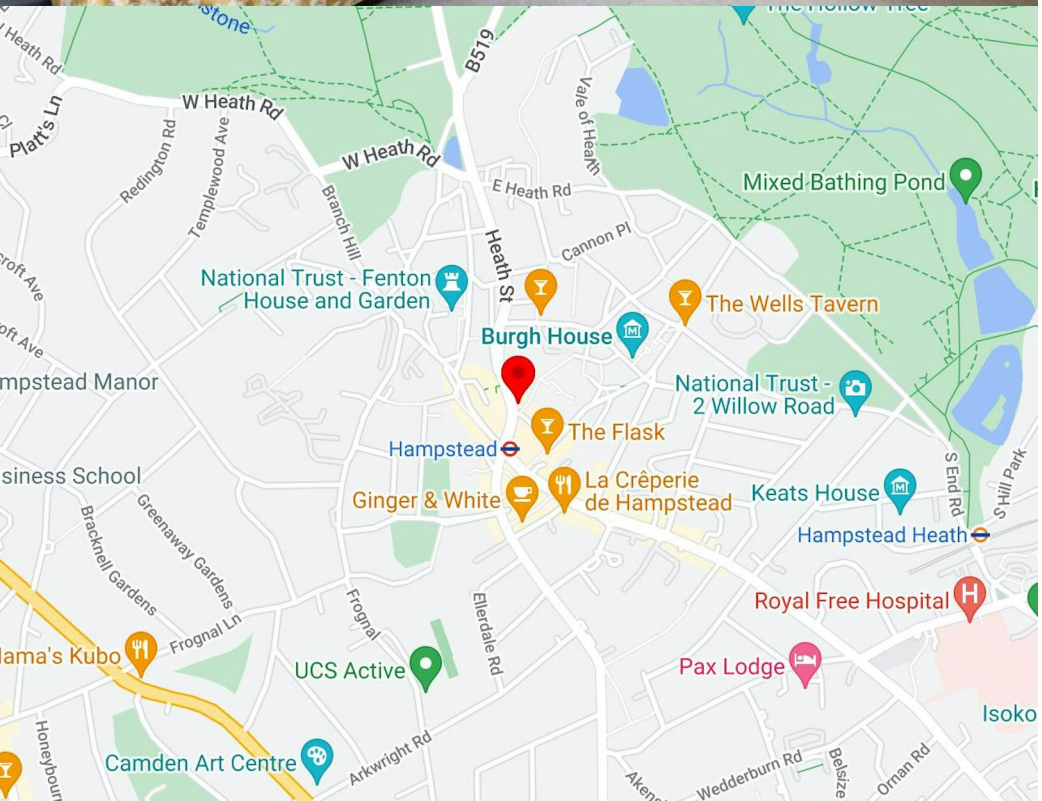
- Freehold
- Unmodernised 3 Bedroom Flat
- Affluent Location
- Within 1 Minute Walk of Hampstead Station
- EPC Ratings of B & D
- Grade II Listed
- Ground & Basement Let Since 2012





66 Heath Street
Hampstead, NW3 1DN





Description

This Grade II Listed property is arranged on basement, ground and three upper floors to provide a ground floor restaurant and a self-contained three bedroom maisonette accessed from the side.

The commercial has an EPC rating on B(44) whilst the residential has a rating of D(60).

TENANCY

The restaurant is let to 'We Love Pizza Limited' for a term of 15 years commencing 7th September 2012 at a passing rent of £40,000 per annum.
We are informed there are two outstanding rent reviews from December 2017 and 2022. The lease is inside the 1954 Landlord & Tenant Act.

Location

The fashionable and prosperous suburb of Hampstead is situated about 4 miles north of Central London. The area has long been a sought after residential area in close proximity to Hampstead Heath and easy links to both the City and the West End.

The property is situated in Hampstead village within a conservation area on the east side of Heath Street adjacent to The Gaucho Grill a short distance north of Hampstead Underground Station (Northern Line).

Other nearby occupiers include Itsu, Wagamama, Tesco, Knight Frank as well as a range of independent retailers and cafes.

Availability

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Unit - Ground & Basement	Retail	818	75.99
Unit - 1st, 2nd & 3rd	Residential	990	91.97
Total		**1,808**	**167.96**

Price	£1,400,000
Rates	N/A
Service Charge	N/A
VAT	Applicable
EPC	B (44)

Contact

Cormac Sears
020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North London Office
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office
1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/03/2024