

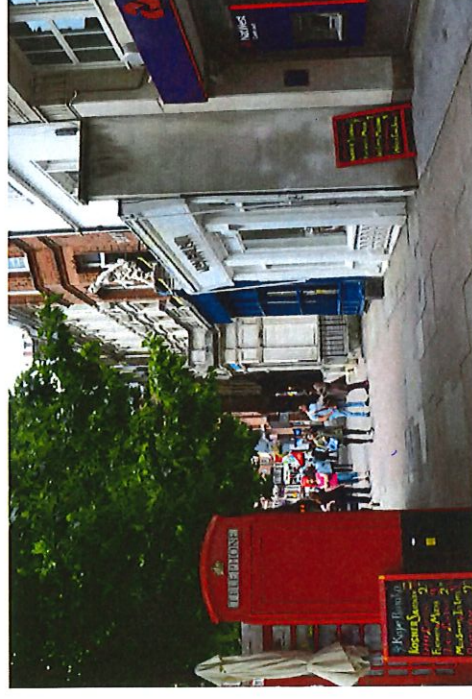
Prime Shop To Let 28 Hampstead High Street



Hampstead is one of the premier shopping streets of North West London.

An internationally known location with a highly affluent and fashionable catchment.

We are offering a shop to let on a new lease in a prime town centre location.



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Location

Hampstead is one of the premier shopping streets of North West London. It has a highly affluent and fashionable catchment. Located between Belsize Park and Hampstead Heath the High Street is popular with both local residents and day visitors.

Communications are excellent with Hampstead High Street Underground Station located at the junction of High Street and Heath Street.

The property is located in the centre of Hampstead High Street close to the junction with Gayton Road. Pay & Display parking is available directly in front of the store.

There is strong fashion and leisure presence represented in the High Street with occupiers such as Comptoir Des Contonniers, Nicole Farhi, Whistles, Jane & Dada, Jacardi, Zaidg & Voltaire well as Paul's, Gail's, Trevor Sorbie.

Rent On Application

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£77,000
UBR (2016/17)	49.7
Rates Payable	£38,269

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority. 020 7974 6470

Lease

A new full repairing and insuring lease is offered for a term by agreement, subject 5 yearly rent reviews.

Dimensions and Areas

Ground Floor	53.41 Sq.m	575 Sq.ft
Lower Ground Floor	57.96 Sq.m	624 Sq.ft
First Floor Ancillary	12.82 Sq.m	138 Sq.ft

Inspections can be arranged through sole agents.

Energy Performance Rating

E (106)

Costs

The parties will be responsible for their own legal costs incurred.

