



Small Shop With Basement In South Hampstead

Adjacent To Underground & Hampstead Heath

South End Road, South Hampstead, NW3 2QB

Lease/Business For Sale

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Location

Situated on this highly desirable location virtually opposite Hamstead Heath Underground Station and within 100 yards of the Heath itself. Nearby traders include Daunt Books, Badiani Gelato and Shelter Boutique.

Accommodation

Comprises a totally refurbished E class unit comprising approximately 650 sq ft (60 M²) mainly basement space with approximately 150 sq ft of retail space on the ground floor.

- Ceiling Height 3.7m (Ground Floor)
- Superb Location
- Good Footfall
- Low Rateable Value

User

The present occupants are a dog grooming service. The premises could be suitable for a number of alternative E Class uses. Hot food catering is not permitted.

Rent

Only £15,000 per annum. VAT is applicable

Price

£35,000

Lease

10 years from 22/01/2024 with rent review at the end of the 5th year of the term, on full repairing and insuring basis (subject to a schedule of condition).

Rates

Rateable Value £9,700. Tenants entitled to Small Business Relief may pay no rates.

Deposit

The Freeholders will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

References

A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.

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N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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