

“50 years of fulfilling dreams”

★NEW LEASE – A1,A2 AND A3 ★

CHURCH ROW, HAMPSTEAD, NW3



RENT: £40,000 PAX

★RARELY AVAILABLE A3, A2, A1 USE CLASS★

★VERY DESIRABLE LOCATION★

★NET INTERNAL AREA 70.3 M² (757FT²)★



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.

Registered Office: 5th Floor; 7/10 Chandos Street, London W1G 9DQ. Company Secretary: B. Peters

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Regulated by RICS

Description:

Located on the popular Church Row in Hampstead, this basement A3 premises was previously used as a restaurant provides a Net Internal Area of 70.3m² (757ft²) approx.

The property is arranged with a storage area off to the left of the entrance stairs. To the right is a large, soon to be open plan area (subject to planning approval) benefiting from natural light at the front and rear of the property.

Our Client is willing to entertain A1, A2 and A3 users on a 5 year lease outside of the 1954 Landlord and Tenant Act.

Location:

- Within easy access of Hampstead, Belsize Park, Camden Town, Kentish Town and surrounding areas.
- Situated in a secondary position on Heath Street.
- Close proximity to Belsize Park and Hampstead Northern Line Stations.

Local High Street:

Also present in Hampstead are multiple retailers such as Barclays Bank, Gap, Boots and Zara Home with a number of sole traders based within the shopping parade serving the local community.

Tenure:

5 year Lease

Rent:

£40,000 PAX

Business Rates:

Interested parties are invited to make their own investigation as to the rates they would pay and whether a small business discount or rate relief may be applied.

Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs and agency fees.

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT.

Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
2. These details do not constitute any part of an offer or contract.
3. All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
4. All rent prices, fees and charges are quoted exclusive of VAT.
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