



UNIT 2, 12 HEATH STREET

HAMPSTEAD, NW3 6TE

F O R E S T
REAL ESTATE

TO LET

484 SQ FT

Newly Constructed Prime Retail Offering in Hampstead

Key Features

- Best frontage from Heath Street
- Use Class E
- Comfort Cooling
- Courtyard Setting
- Gated Cobbled Mews
- Dual Access from Heath Street & Perrin's Court
- 1 Minute Walk of Hampstead Station
- Only two units now available

Unit 2, 12 Heath Street
Hampstead, NW3 6TE



Description

Introducing an exciting new retail development, poised to redefine retail in the heart of Hampstead – a characterful mews boasting seven distinctive retail units.

Nestled in a sought-after area, The charm of the mews, coupled with the adaptability of the spaces, ensures a unique and inviting environment for a diverse range of businesses falling within the Use Class E.

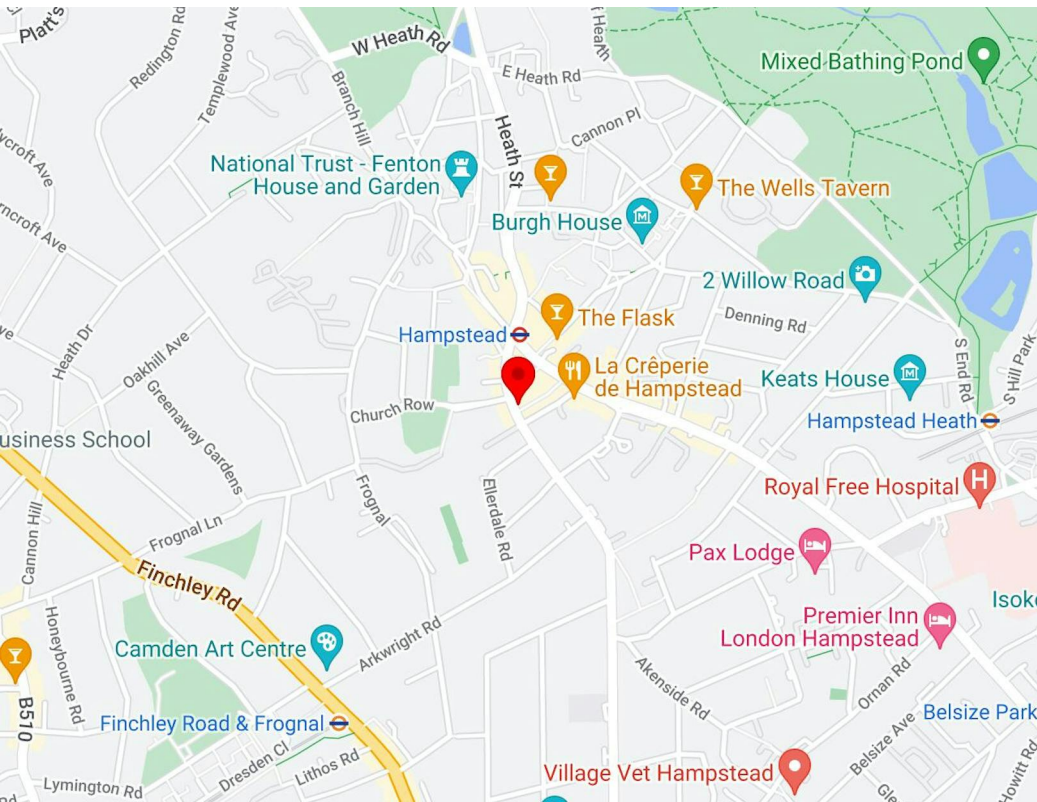
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

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 Tesco, Iitsu, Wagamama, Knight Frank as well as a range of independent retailers and cafes.



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	484	44.97	Available
Total	484	44.97	
Lease	New Lease		
Rent	£29,500.00 per annum		
Rates	Applicants are to make their own enquiries to the London Borough of Camden.		
Service Charge	To be confirmed.		
VAT	Applicable		
EPC	On application		

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

Unit 2, 12 Heath Street
Hampstead, NW3 6TE

F O R E S T
REAL ESTATE

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 08/05/2024