



3

12 HEATH STREET

HAMPSTEAD, NW3 6TE

FOREST
REAL ESTATE

TO LET

258 TO 850 SQ FT

Newly Constructed Prime Retail Offering in Hampstead

Key Features

- Selection of Retail Units
- Use Class E
- Courtyard Setting
- Dual Access from Heath Street & Perrin's Court
- Available Now
- From 258 ft2
- Comfort Cooling
- Gated Cobbled Mews
- 1 Minute Walk of Hampstead Station

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.

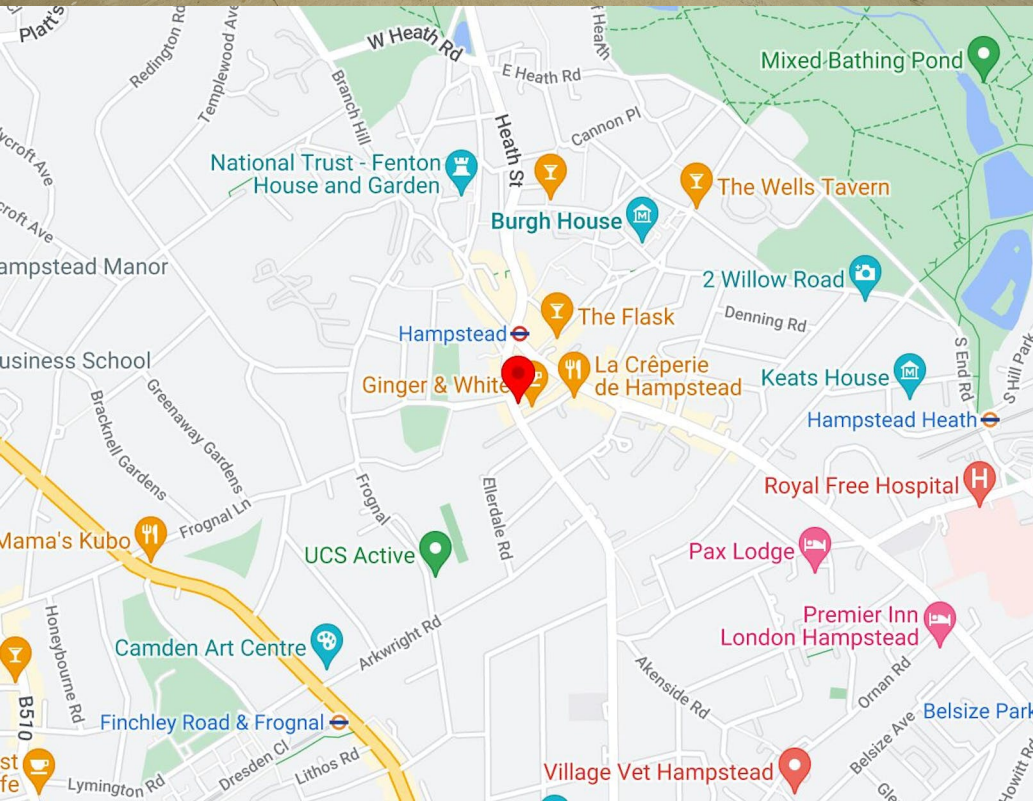
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

Location

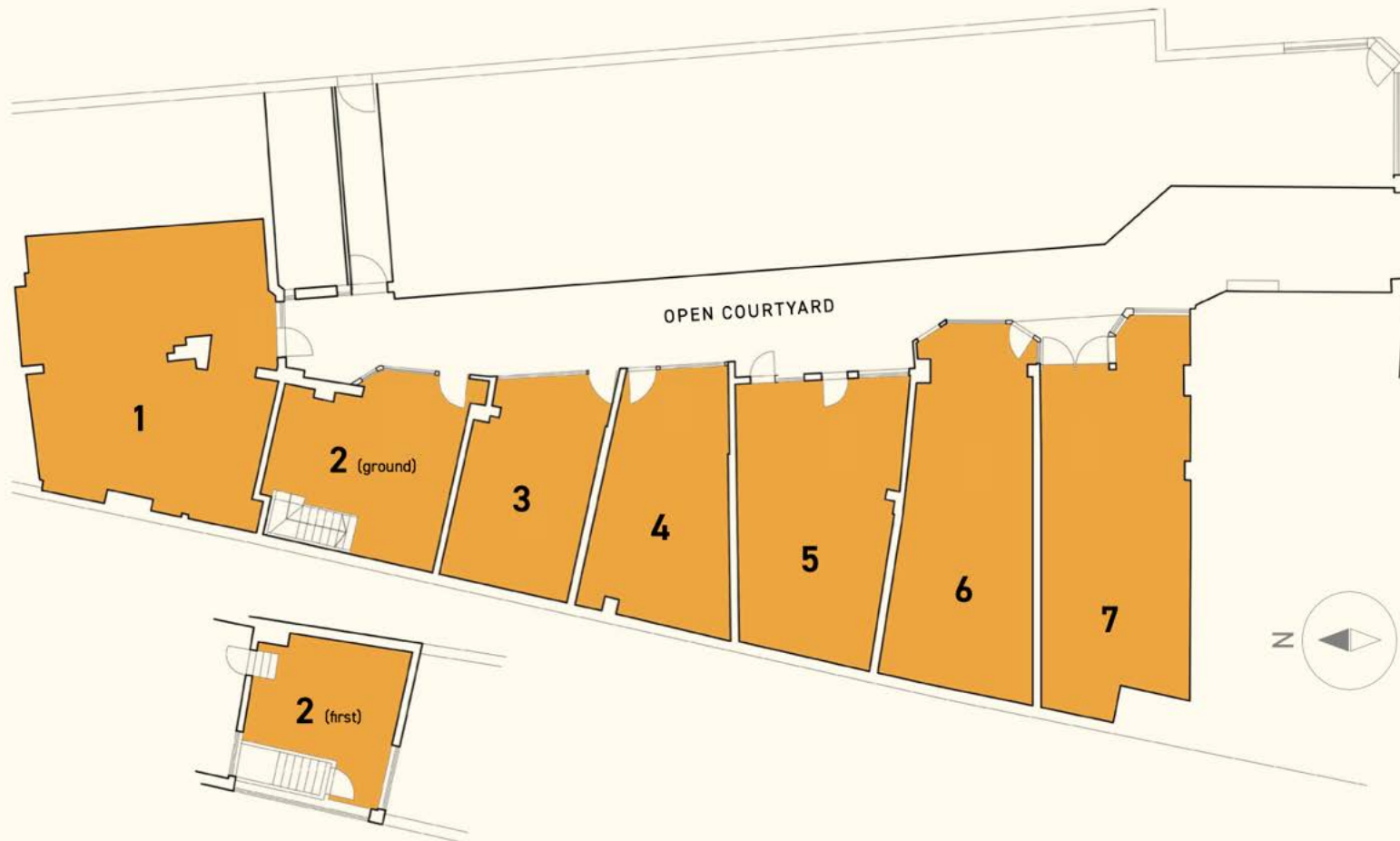
The fashionable and prosperous suburb of Hampstead is situated about 4 miles north of Central London. The area has long been a sought after residential area in close proximity to Hampstead Heath and easy links to both the City and the West End.

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.







Unit

1 58sqm

2 47sqm

(27sqm ground, 20sqm first)

3 24sqm

4 28sqm

5 38sqm

6 41sqm

7 45sqm

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	624	57.97	Under Offer
Unit - 2	484	44.97	Available
Unit - 3	258	23.97	Available
Unit - 4	301	27.96	Under Offer
Unit - 5	409	38	Available
Unit - 6	441	40.97	Available
Unit - 7	484	44.97	Under Offer
Total	3,001	278.81	

Lease	New Lease
Rent	£24,000 - £65,000 per annum
Rates	Applicants are to make their own enquiries to the London Borough of Camden.

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

12 Heath Street
Hampstead, NW3 6TE

F O R E S T
R E A L E S T A T E

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 19/01/2024