



## Heath Street, Hampstead, NW3 £70,000 Per Annum Subject to contract

An entire 3-story building to let comprising Ground Floor retail/office plus two upper floors with commercial use. Total size circa 580 sq ft

A superb location in the heart of Hampstead, this prime property is available now, with no premium on a new Lease.

## Property Overview

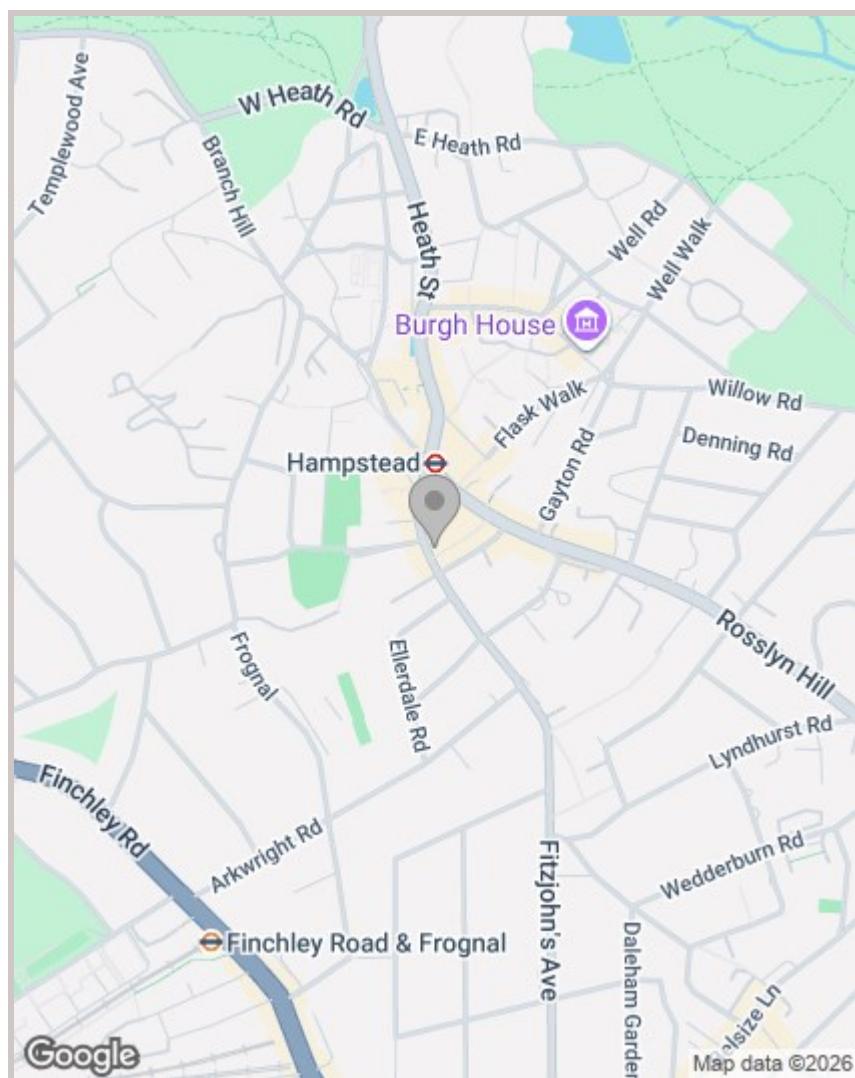
New Lease

No Premium

EPC - D

Business Rates £19750 ( x 0.49 = £19,750 pa payable )

- Complete 3 story building
- Superb location in Hampstead
- High Street
- Window Frontage
- includes two upper floors
- Available now
- New Lease
- No Premium
- Requires refurbishment
- All uses concidered



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).