



Hampstead Village NW3 £37,500 Per Annum Subject to contract

Nestled in this wonderful enclave of cafes, high-quality boulangeries, and eateries is this superb unit, fitted out with a kitchen on the first-floor level and display and seating on the ground floor.

Available now on a new lease, with NO PREMIUM, this 47sqm unit is available for immediate occupation.

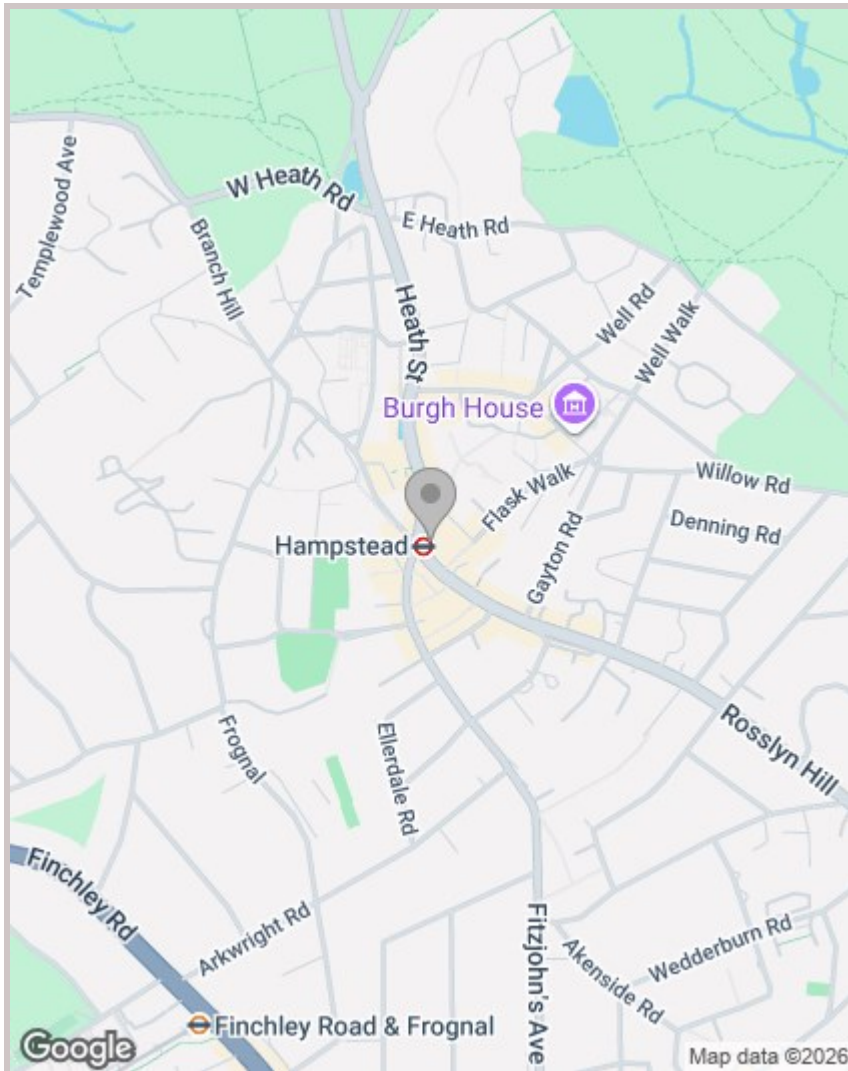
Property Overview

12 Heath Street is a pedestrian street filled with a selection of coffee shops and bakeries, between Heath Street and Hampstead High Street, and is renowned for good-quality food, offering a bustling pavement cafe vibe in the heart of Hampstead.

All kitchen equipment has been removed

No Premium - New Lease - Inside the Landlord & Tenant Act

- Superb Location
- New Lease
- No Premium
- Stunning Village Location
- Class E
- Available Now
- £26,500 rateable value



Energy Efficiency Rating

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

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We are members of



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