

108 Heath Street Hampstead NW3 1DR



SHOP TO LET

A1 RETAIL


A2 OFFICE

A3 RESTAURANT



Day and Bell





LOCATION: Situated on the east side of Heath Street, the property is located in the prosperous London Suburb of Hampstead. The property is less than half a mile from Hampstead (Northern Line) Station and a number of bus routes pass by.

ACCOMMODATION:

Ground floor	777 sq ft	(72.20 sq m)
Basement	398 sq ft	(37.01 sq m)
Total	1,175 sq ft	(109.21 sq m)

- **Prominent Position**
- **Air Conditioning**
- **Kitchen Fittings**
- **WC Facilities**
- **Flexible Uses**

TERMS & TENURE: A new full repairing and insuring lease at a rental of £35,000pa exclusive. No premium.

BUSINESS RATES: RV 2010 £36,500 Applicants should verify the rates payable with the local authority.

VAT: All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS: The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

VIEWING STRICTLY BY APPOINTMENT. Please contact Oliver Billson or Tim Bell
oliver.billson@dayandbell.co.uk
 Ref (998/012/001-OB)
 Subject to contract

020 8445 3611 www.dayandbell.co.uk

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