



RIB

DMA

20
Hampstead
High Street

TO LET

AIR CONDITIONED
SELF-CONTAINED OFFICE SUITE
WITH FIVE CAR PARKING SPACES

Suitable for Business Class E
(Offices, Medical, Clinical, Retail
etc.)

2 Hampstead High Street,
Hampstead, London, NW3 1PR

1st Floor 2,751 Sq ft



LOCATION

The premises is situated on the famous Hampstead High Street which is within close proximity to a number of well-established restaurants, bars and retail shops including Côte, The Coffee Cup, Venchi and more. Hampstead Underground Station (Northern Line) is also just a 4 minute walk away.

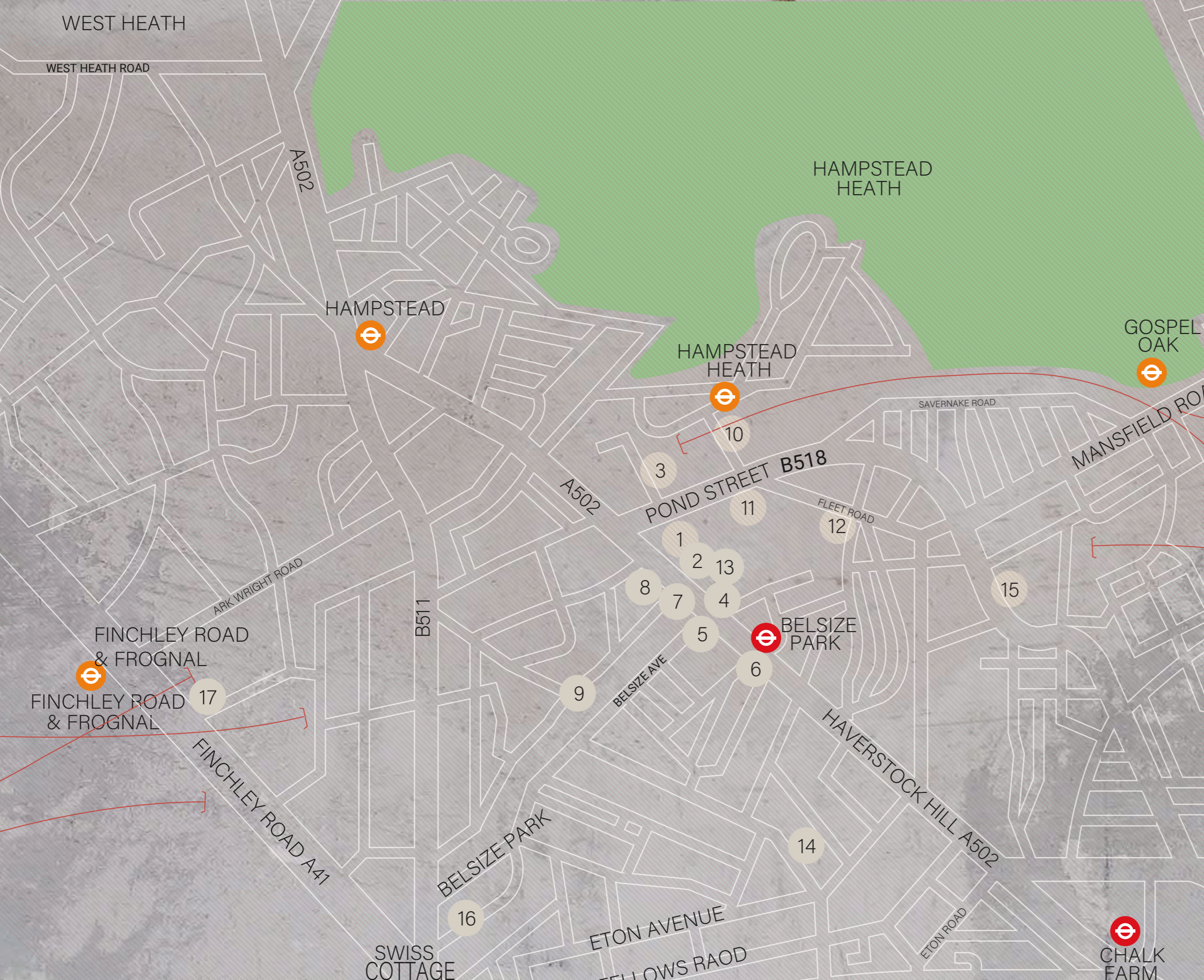
Terra Terra



The Stag

Franco Manco





LOCAL OCCUPIERS & AMENITIES

- | | |
|------------------|-----------------------|
| 1. The George | 10. The Garden Gate |
| 2. Tetto's | 11. Silverberry |
| 3. The Roebuck | 12. The Stag |
| 4. Tish | 13. Franco Manca |
| 5. Jamon Jamon | 14. The Washington |
| 6. Gail's Bakery | 15. The Gipsy Queen |
| 7. Everyman | 16. Hampstead Theatre |
| 8. Wac Arts | 17. Terra Terra |
| 9. Retsina | 18. Delicatessen |












DESCRIPTION

The available floor space comprises the entire first floor of the building. The space consists of an abundance of natural light and benefits from a number of amenities including central heating, AC (not tested), kitchenette, perimeter trunkings and WC's. There is also 5 car parking spaces which are available on a separate licence.



AMENITIES

-  Good natural light
-  Carpeted
-  Central heating
-  Air conditioning
-  Entry phone
-  Kitchenette
-  Perimeter trunking
-  WCs
-  5 car parking spaces available on a separate license



FINANCIALS

FLOOR	First Floor
TOTAL SIZE (sq.ft.)	2,751
RENT	£103,000
SERVICE CHARGE	£10,591
RATES PAYABLE	£42,042
ESTIMATED TOTAL	£155,633





Lease

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Possesion

Upon completion of legal formalities.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Available on request.

Floor Plans

Scaled floor plans available on request.

VAT

TBC

Contact us

Freddie Brett

020 7927 6575

freddie@rib.co.uk

Jim Clarke

020 7927 0631

jim@rib.co.uk

Matthew Mullan

020 7927 0622

matthewm@rib.co.uk

RIB

Or our joint agents DMA Property

Ronald Laser

020 7491 7777

rlaser@dmaproperty.com

DMA

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

August 2024.