

# UNIT 2, 12 HEATH STREET

HAMPSTEAD, NW3 6TE

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FOREST  
REAL ESTATE

# TO LET

## 484 SQ FT

### Newly Constructed Prime Retail Offering in Hampstead

#### Key Features

- Best frontage from Heath Street
- Use Class E
- Comfort Cooling
- Courtyard Setting
- Gated Cobbled Mews
- Dual Access from Heath Street & Perrin's Court
- 1 Minute Walk of Hampstead Station
- Only two units now available

**Unit 2, 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.

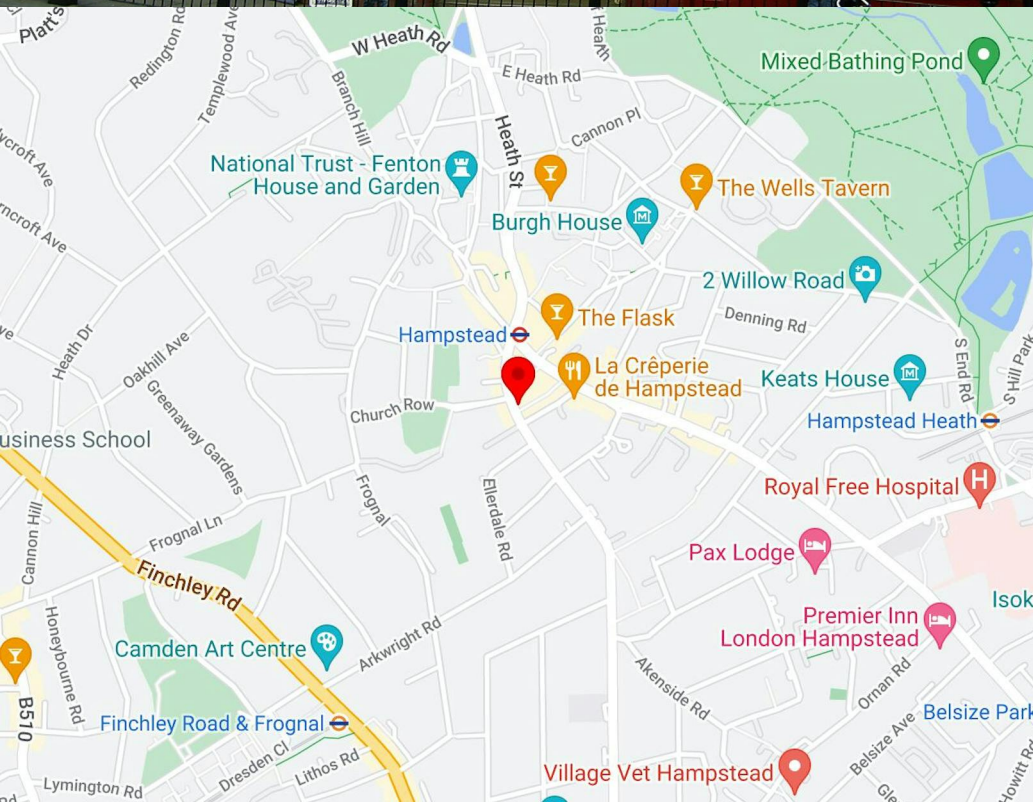
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

## 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.



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	484	44.97	Available
<b>Total</b>	<b>484</b>	<b>44.97</b>	

<b>Lease</b>	New Lease
<b>Rent</b>	£29,500.00 per annum
<b>Rates</b>	Applicants are to make their own enquiries to the London Borough of Camden.
<b>Service Charge</b>	To be confirmed.
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# 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](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

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

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