



UNIT 7, 12 HEATH STREET
HAMPSTEAD, NW3 6TE

F O R E S T
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

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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.

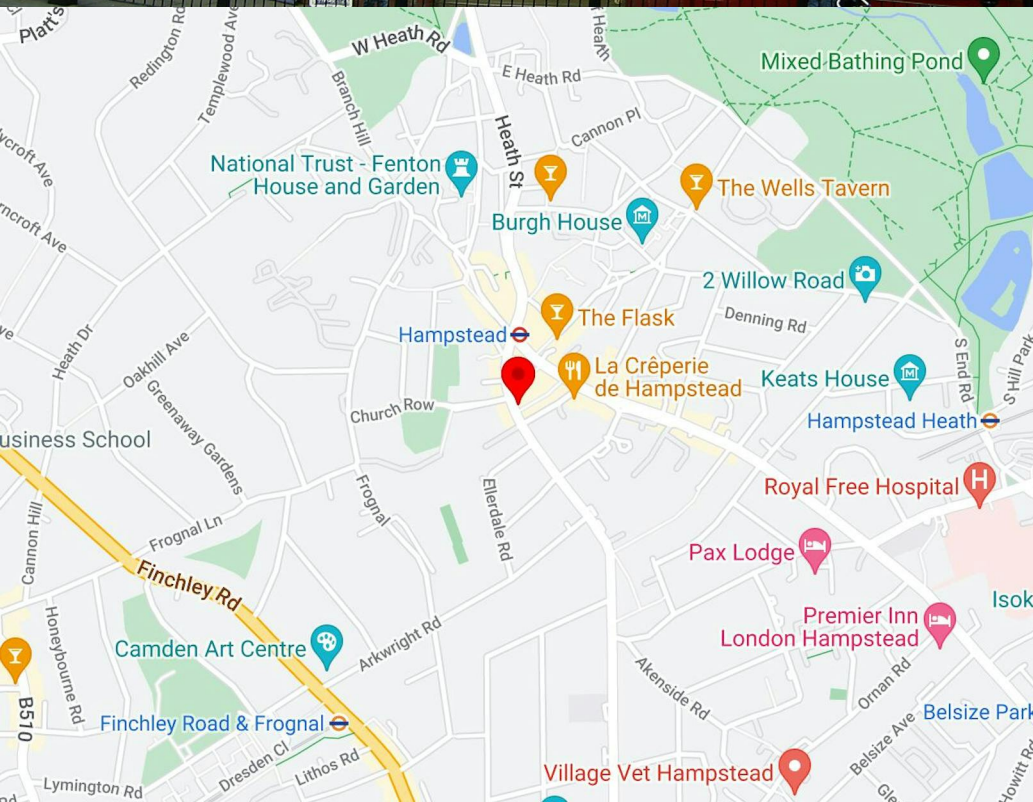
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

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 - 7	484	44.97	Available
Total	484	44.97	
Lease	New Lease		
Rent	£35,000.00 per annum		
Rates	Applicants are to make their own enquiries to the London Borough of Camden.		
Service Charge	To be confirmed.		
VAT	Applicable		
EPC	On application		

Contact

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