



UNIT 2, 12 HEATH STREET

HAMPSTEAD, NW3 6TE

FOREST
REAL ESTATE

TO LET

505 SQ FT

Newly Constructed Prime Retail Offering in Hampstead

Key Features

- Best frontage from Perrins Court
- Use Class E
- Comfort Cooling
- Courtyard Setting
- Gated Cobbled Mews
- Dual Access from Heath Street & Perrin's Court
- 1 Minute Walk of Hampstead Station
- Surrounded by independent retailers

[View Virtual Tour](#) 

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Description

This shop is in a characterful mews, set across ground and first floor.

Nestled in a sought-after area, The charm of the mews, coupled with the adaptability of the space, ensures a unique and inviting environment for a diverse range of businesses falling within the Use Class E.

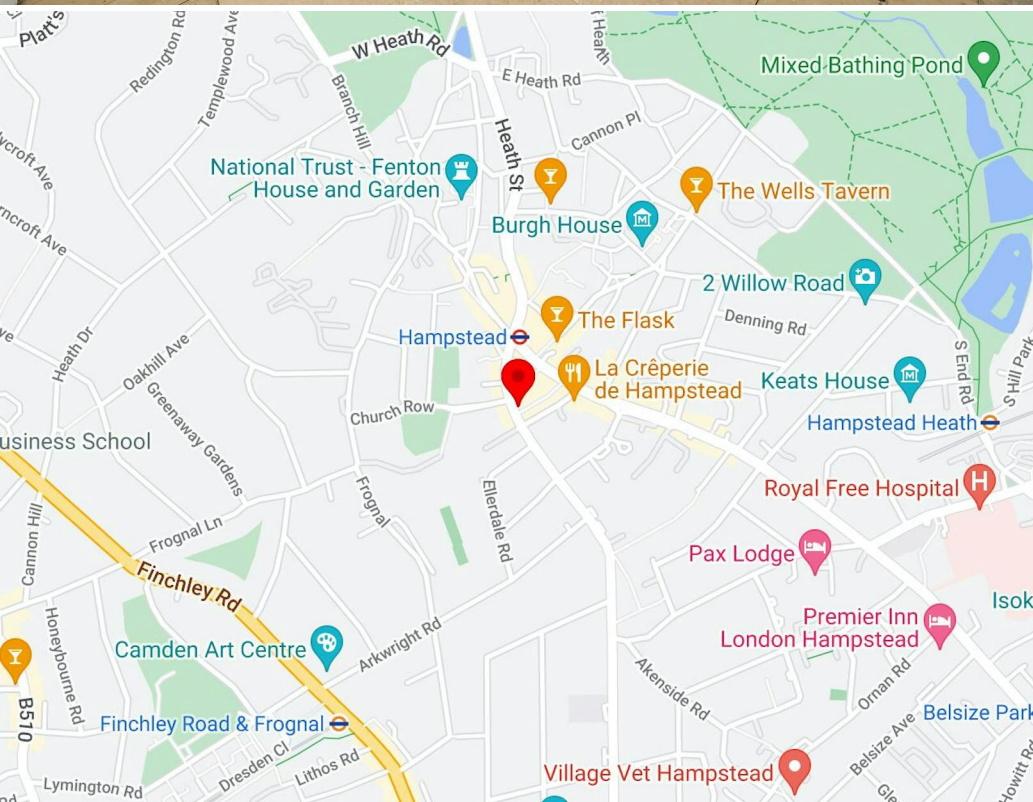
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

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, Itsu, Wagamama, Knight Frank as well as a range of independent retailers and cafes.



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Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	290	26.94
1st	215	19.97
Total	505	46.91
Lease	New Lease	
Rent	£38,000 per annum plus VAT	
Rates	Applicants are to make their own enquiries to the London Borough of Camden.	
Service Charge	To be confirmed.	
VAT	Applicable	
EPC	B (48)	

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