



Hampstead Village NW3 £37,500 Per Annum Subject to contract

Over two floors - prime location - amazing unit in Hampstead Village to LET

Nestled in this wonderful enclave of cafes, high-quality boulangeries, and eateries is this superb unit, arranged over two floors, with good window frontage and also visible from Perrins Court.

Available now on a new lease, with NO PREMIUM, this 47sqm unit is available for immediate occupation.

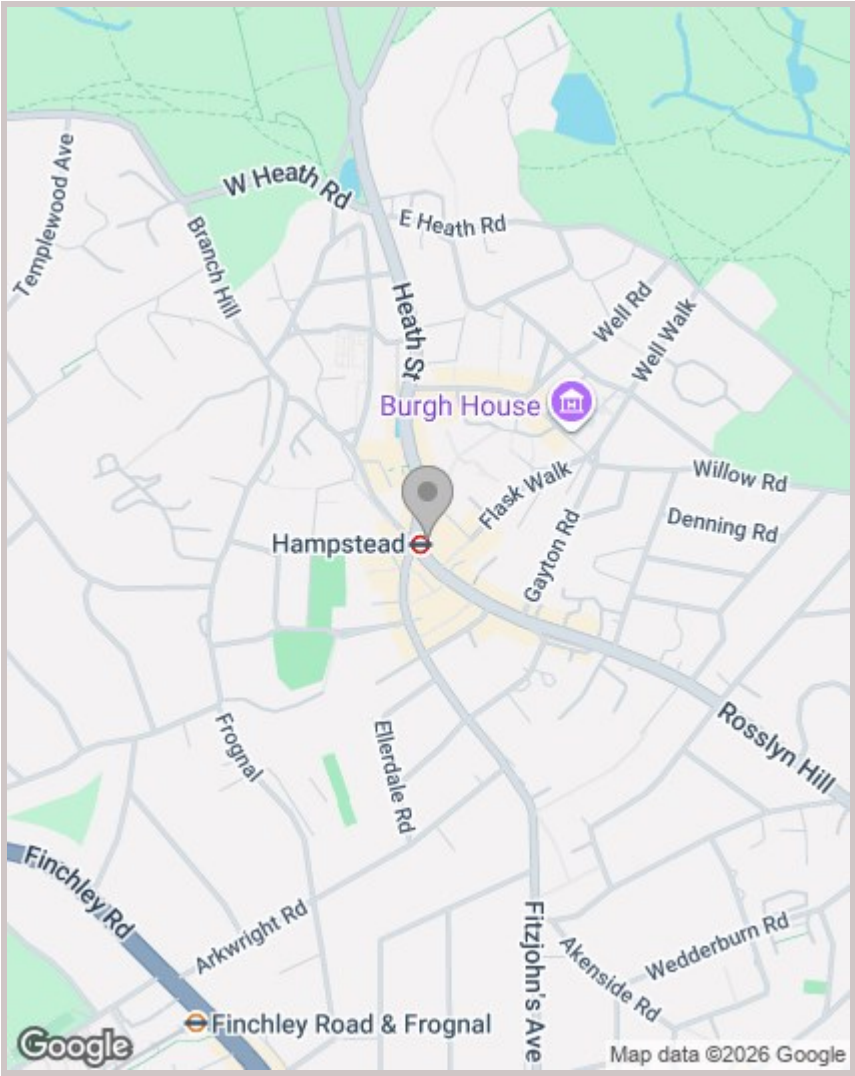
Property Overview

12 Heath Street is a pedestrian street filled with a selection of coffee shops and bakeries, between Heath Street and Hampstead High Street, and is renowned for good-quality food, offering a bustling pavement cafe vibe in the heart of Hampstead.

All kitchen equppment has been removed

No Premium - New Lease - Inside the Landlord & Tenant Act

- Superb Location
- New Lease
- No Premium
- Stunning Village Location
- Class E
- Available Now
- £26,500 rateable value
- Rent plus VAT



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3' 29 (feet).