

PRIME SHOP TO LET

59 High Street Hampstead, London NW3 1QH

LOCATION

Hampstead is a highly affluent and attractive north-west London village and is one of the most sought-after residential locations in London.

The premises are positioned directly opposite Hamstead Tube Station, 25 yards south of the junction of Heath Street and Hampstead High Street. Nearby occupiers include **Gails**, **Space NK**, **Ole & Steen**, **Bimba Y Lola**, **Everyman Cinema**, **Venchi** and the recently opened **Sessun** and **It's Bagels** enhancing footfall further.



ACCOMMODATION

The premises are arranged over ground floor and basement and comprise the following approximate dimensions and net internal areas:

Ground Floor	62.43 sq m	672 sq ft
Basement	24.71 sq m	266 sq ft
Total	87.14 sq m	938 sq ft

LEASE

A new effective full repairing and insuring lease for a term to be agreed.

RENT

£120,000 per annum exclusive.

BUSINESS RATES

Rateable Value:	£72,000
UBR (2026/27):	0.43p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7974 4444.

SERVICE CHARGE

The estimated annual service charge is £TBC.

EPC

Band D. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

GCW.

**BRUCE
GILLINGHAM
POLLARD**

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VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard or GCW. Please contact:

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