

## ONE SOUTH END ROAD, HAMPSTEAD HEATH, NW3



### LOCATION

A great site on the corner of Pond Street, facing the Royal Free Hospital and the M&S Foodhall.

By Daunt Books and Starbucks, opposite the Hampstead Heath overground station.

### ACCOMMODATION

Ground Floor: 638 sq ft.

Currently 38 covers and 6 pavement tables and 12 chairs (8am to 9pm).

3 phase power and kitchen extract.

Alcohol licence 10 am until midnight Monday to Saturday, and on Sundays midday until 11 30 pm.

### TENURE

New 15 year lease at £55,000 pax.

### RATES

We understand the Rateable Value is £46,000.

Rates payable £22,586.

Interested parties should however make their own enquiries with Camden (020 7974 4444).

### INSPECTIONS

Strictly through sole agent:

Richard Wassell  
[richard.wassell@twentyretail.com](mailto:richard.wassell@twentyretail.com)  
07971 556 041