twentyretail

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 $\pounds46,000$.

Rates payable £22,586.

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

INSPECTIONS

Strictly through sole agent:

Richard Wassell <u>richard.wassell@twentyretail.com</u> 07971 556 041



9 PARK STREET, LONDON, SE1 9AB T 020 7198 8888 F 020 7198 8882 WWW.TWENTYRETAIL.COM



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement. These particulars do not constitute an offer of contract. No representation or warranty whatever is made or given either during negotiations or in particulars by the vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.