



46 HAMPSTEAD HIGH STREET, LONDON, NW3 1QG

1,770 SQ FT / 159 SQ M

E-class (A3) restaurant premises - License 11.00-11.00Hrs

Unexpectedly re-available following abortive transaction



STEPHEN
KANE & COMPANY

46 HAMPSTEAD HIGH STREET, LONDON, NW3 1QG

LOCATION

The premises are located close to the junction with Heath Street immediately next to Hampstead Underground Station. Nearby restaurants and retailers include Patara, Cote, Gaucho, Wagamama, Joe and the Juice, L'Occitane, Brandy Melville and a soon to open Sainsbury's Local.

TERM

The premises are held on an effectively full repairing and insuring lease for a term of 15 years inside the Landlord & Tenant Act expiring 24 December 2033 and subject to upward only rent reviews in December 2023 and 2028.

RENT

Passing rent £115,000 pax.

PREMIUM

Offers invited.

EPC

An EPC will be made available upon request.

LICENSE

The premises benefit from an existing premises license that allows for the sale of alcohol.

Monday-Saturday 11am to 11pm

Sunday 11am to 10pm

ACCOMMODATION

The premises are arranged over ground floor only having the following approximate area;

Ground floor	1,770 Sq Ft	159 Sq M
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RATES (2022/23)

Rateable value: £208,000

Rates payable (UBR multiplier: £0.532): £

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear their own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

Jonathan Cowan

jsc@stephenkane.co.uk | 07973 619 090

George Brooke

georgebrooke@stephenkane.co.uk | 07739 913 888

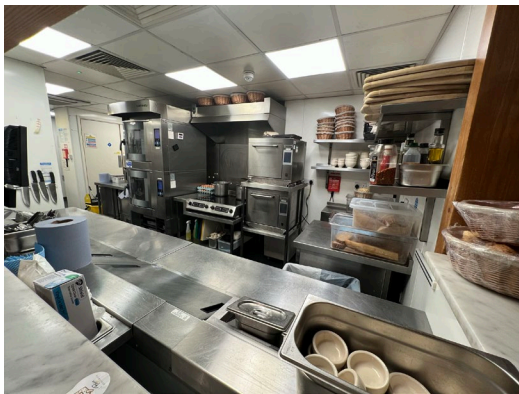
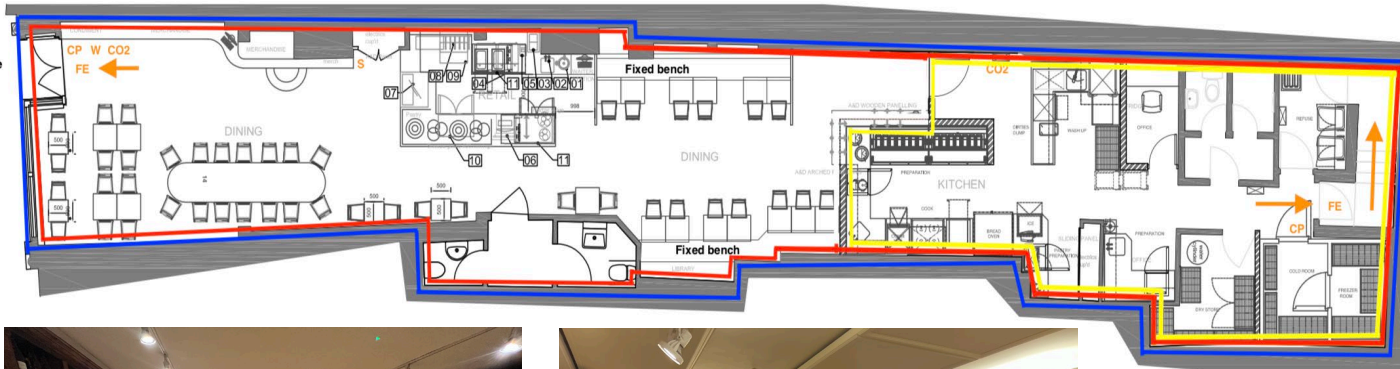
Ollie O'Reilly

oor@stephenkane.co.uk | 07740 336 982



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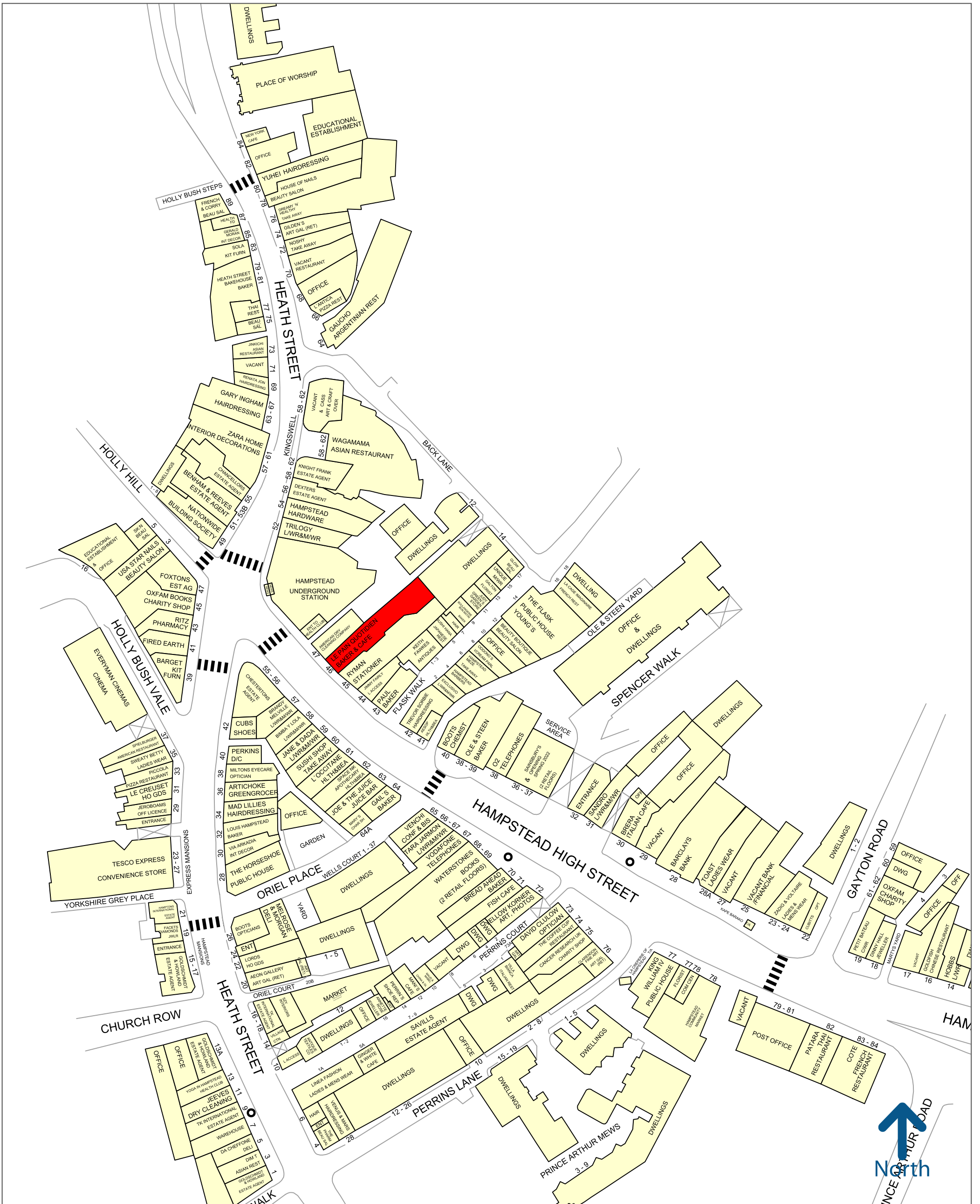
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Experian Goad Plan Created: 02/02/2022
Created By: Stephen Kane and Co