

**29 SOUTH END ROAD,  
HAMPSTEAD HEATH  
LONDON NW3 2PT**



**Location**

The shop occupies a prominent location opposite Hampstead Heath Station between the Royal Free Hospital and one of the main entrances to Hampstead Heath. Neighbouring occupiers include Starbucks, Gail's Bakery and M & S Foodhall.

**Description**

The premises comprise a ground floor shop with the following approximate dimensions and areas:

Net Frontage	15 ft 2ins	4.6m
Shop Depth	27ft	8.25m
Sales Area	405 sq ft	37.7m <sup>2</sup>

**Lease**

The premises are held on a 15 year lease from November 2012 inside the L & T Act at a current rent of £37,500 p.a. exclusive.

**Premium**

Premium offers are invited.

**Rates**

Rateable Value                      £29,750

**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

Strictly by appointment via  
John Charles 07889 035155  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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