

**8 SWAINS LANE  
HIGHGATE  
LONDON N6 6QX**



**Location**

The property occupies an excellent location on the north side of Swains Lane close to Parliament Hill Fields/Hampstead Heath. Adjacent occupiers include Gail's Bakery, Tesco Express and Roni's Bakery.

**Description**

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

Frontage	14 ft	4.3m
Internal Width	22ft 6ins	6.9m
Sales Area	500 sq ft	46.5m <sup>2</sup>

**Lease**

The premises are held on a 15 year lease from February 2020 inside the L & T Act, subject tenant's break options in February 2025 and 2030 at a rent of £22,000 p.a. exclusive.

**Premium**

Premium offers are invited.

**Rates**

Rateable Value                      £17,250

**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

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

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