

Hampstead - 30 High Street – Prime Shop To Let

- **Excellent location in one of London's most desirable locations**
- **Attractive property**
- **Class E Planning Use**

Location

The premises are situated in one of north London's most desirable retailing locations. The property is adjoined by Barclays Bank. Nearby traders include **Sandro, O2, Toast** and **Waterstones**.

Size

The property is arranged over ground and basement floors, with the following approximate dimensions and areas:

Net Frontage	19 ft 5 ins	5.9 m
Ground Floor Sales	744 sq ft	69.2 sq m
Basement Ancillary	553 sq ft	51.4 sq m

Lease

The unit is available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

Google Street View Link

<https://goo.gl/maps/E6naxe7QcpJaPaAC7>



Rent

£92,500 per annum exclusive.

Business Rates

Rateable Value £128,000

Interested parties should verify the rates payable figure with the Local Authority.

EPC

An EPC is available on request.

Please see reverse for map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

[William Nelson](#)

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

or our joint agents DMA, on 0207 491 7777

0203 432 4300



Viewing and Further Information
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,
W1J 0DG

[William Nelson](#)

Tel 0203 411 0009 | Mob 07876 338518
william@mckinnonnelson.co.uk

or our joint agents DMA, on 0207 491 7777

0203 432 4300