



RIB

**DMA**

2 Hampstead  
High Street

TO LET

REFURBISHED AIR CONDITIONED  
SELF-CONTAINED OFFICE SUITE  
WITH FIVE CAR PARKING SPACES

Suitable for Business Class E  
(Offices, Medical, Clinical, Retail  
etc.)

2 Hampstead High Street,  
Hampstead, London, NW3 1PR

**1st Floor 2,751 Sq ft**



# LOCATION

The premises is situated on the famous Hampstead High Street which is within close proximity to a number of well-established restaurants, bars and retail shops including Côte, The Coffee Cup, Venchi and more. Hampstead Underground Station (Northern Line) is also just a 4 minute walk away.



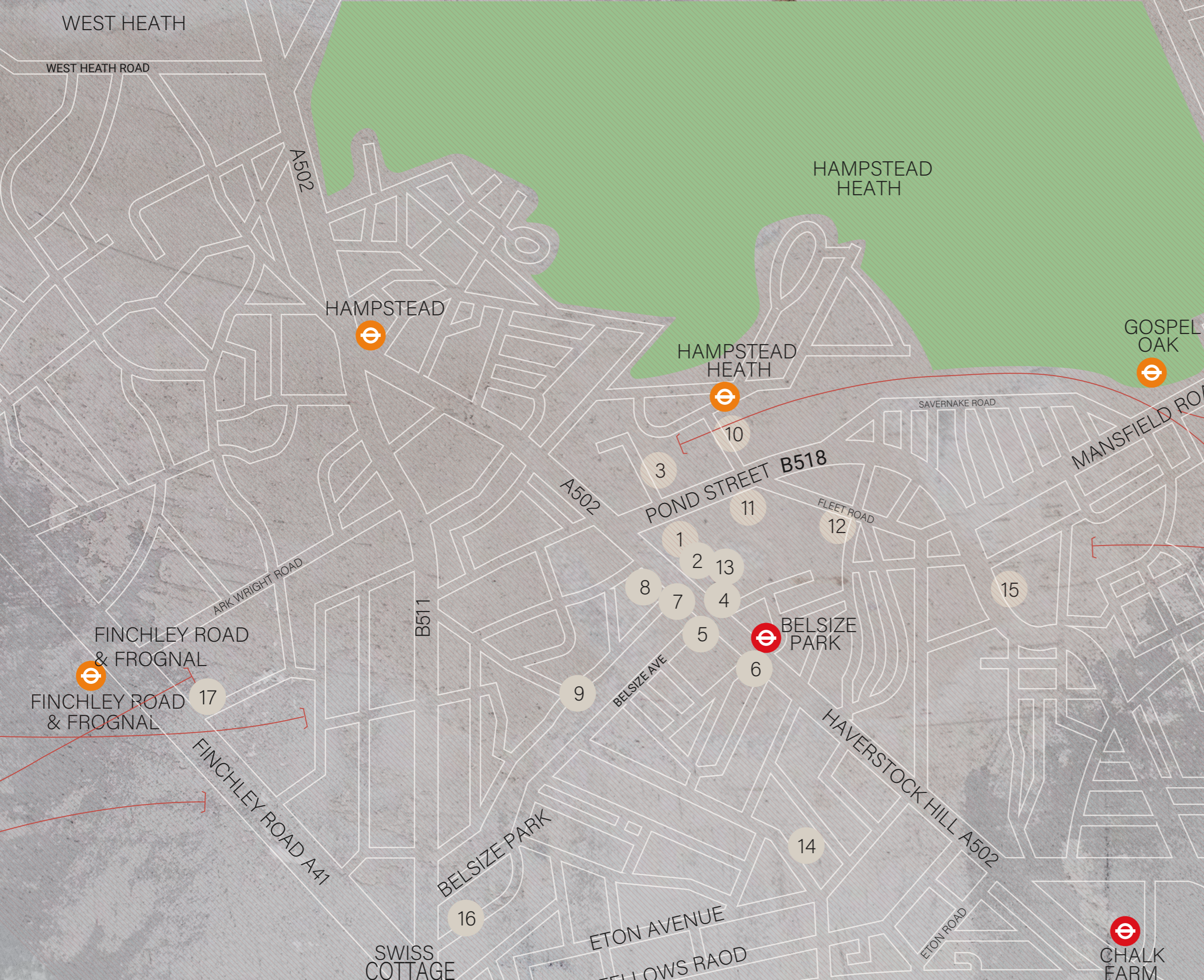
Terra Terra



The Stag



Franco Manco



# LOCAL OCCUPIERS & AMENITIES

- |                  |                       |
|------------------|-----------------------|
| 1. The George    | 10. The Garden Gate   |
| 2. Tetto's       | 11. Silverberry       |
| 3. The Roebuck   | 12. The Stag          |
| 4. Tish          | 13. Franco Manca      |
| 5. Jamon Jamon   | 14. The Washington    |
| 6. Gail's Bakery | 15. The Gipsy Queen   |
| 7. Everyman      | 16. Hampstead Theatre |
| 8. Wac Arts      | 17. Terra Terra       |
| 9. Retsina       | 18. Delicatessen      |












## DESCRIPTION

The available floor space comprises the entire first floor of the building. The space consists of an abundance of natural light and benefits from a number of amenities including central heating, AC (not tested), kitchenette, perimeter trunkings and WC's. There is also 5 car parking spaces which are available on a separate licence.



# AMENITIES

-  Good natural light
-  Carpeted
-  Central heating
-  Air conditioning
-  Entry phone
-  Kitchenette
-  Perimeter trunking
-  WCs
-  5 car parking spaces available on a separate license



# FINANCIALS

FLOOR	First Floor
TOTAL SIZE (sq.ft.)	2,751
RENT	£103,000
SERVICE CHARGE	£10,591
RATES PAYABLE	£39,424
ESTIMATED TOTAL	£153,015



### **Lease**

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### **Possession**

Upon completion of legal formalities.

### **Legal Costs**

Each party is to be responsible for their own legal costs.

### **EPC**

Available on request.

### **Floor Plans**

Scaled floor plans available on request.

### **VAT**

TBC

### **Contact us**

#### **Freddie Brett**

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#### **Jim Clarke**

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**RIB**

### **Or our joint agents DMA Property**

#### **Ronald Laser**

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**DMA**

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

December 2023.