LT PROPERTY CONSULTANCY

4 Cavendish Square, London, W1G 0PG

t: +44 (0) 203 3756329
e: enquiries@ltpropertyconsultancy.com
w: www.ltpropertyconsultancy.com

FULLY FITTED RESTAURANT SPACE
70 HEATH STREET, HAMPSTEAD, NW3 1DN



LOCATION
The property is located in the heart of Hampstead. Nearby occupiers include Gaucho, ZEN Clinic, Heath Street Bakehouse and Catto Gallery

USE
Use class E- Fully Fitted Restaurant Space
There is a Premises Licence in place for the following times
Sunday- Thursday until 23.30pm
Friday- Saturday until midnight

ACCOMMODATION
Basement- 350 sq ft
Ground- 1,070 sq ft
First- 476 sq ft
Total- 1,896 sq ft

LEASE TERM
A New FRI Lease outside the Landlord & Tenant Act 1954 for a term to be agreed

RENT
Passing rent is £90,000 **per annum** exclusive of rates, service charge and insurance

RATES
Rates payable (2026)- circa £41,000

Interested parties are advised to make their own enquiries with the local authority

LEGAL COSTS
Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC
Full report available on request

VIEWING
LT Property Consultancy
020 3375 6329

Anthony Epenetos 07766838000
anthony@ltpropertyconsultancy.com

Liliya Epenetos 07770691178
liliya@ltpropertyconsultancy.com

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis- statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Limited, registered in England and Wales No. 08673288

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Lower Ground Floor
NET Area 350 Sqft

Ground Floor
NET Area 1070 Sqft

First Floor
NET Area 476 Sqft

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