

PRIME PREMISES TO LET ORIEL HALL, ORIEL PLACE HAMPSTEAD LONDON NW3

***Subject to vacant possession**

LOCATION

The property is located in a prime position on Oriel Place, which is a busy pedestrian street linking Hampstead High Street and Heath Street. Hampstead Underground Station is located a 1 minute walk from the premises.

Operators in close proximity include, Boots Opticians, Jeroboams, Sweaty Betty, Gails, Venchi, Space NK and Le Creuset.

ACCOMMODATION

The building is arranged over ground and mezzanine floors, offering the following approximate areas:

Ground Floor	740 sq/ft
Mezzanine	312 sq/ft
Total Area	1,052 sq/ft

* The property benefits from outside seating at the front of the premises.

LEASE

The premises are to be made available on a new lease for a term to be agreed. The lease will be contracted outside the L&T Act 1954.

RENT

£58,500 per annum exclusive.



USE

Within Class E of the Classes Order. A variety of uses will be considered.

RATES

Rateable Value 23/24: £35,750
Rates Payable 23/24: £20,163 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant is to pay the landlord's reasonable legal costs in connection with the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents Blanchflower Lloyd Baxter:

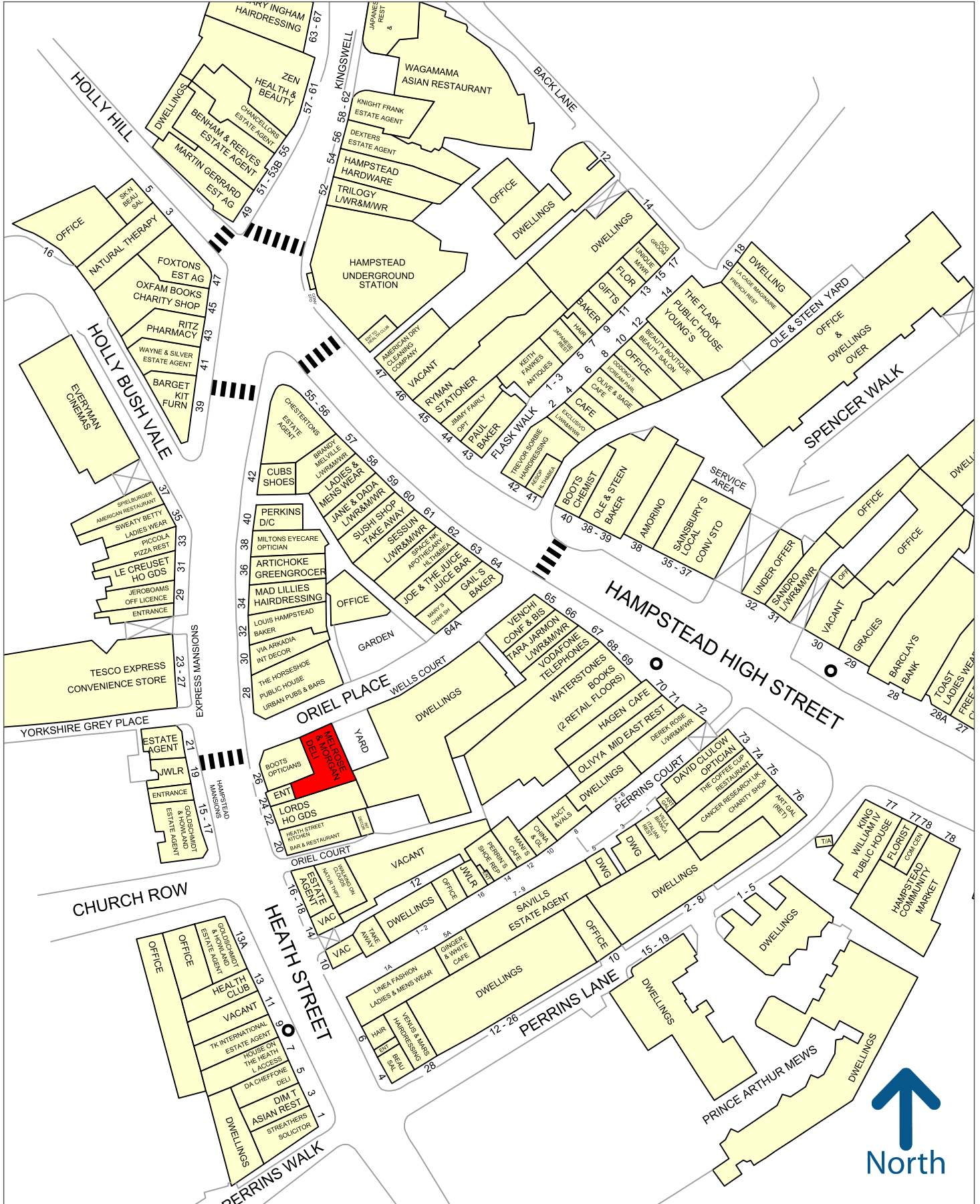
Oliver Fowler

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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