

85 Agincourt Road  
Hampstead  
NW3 2NT

MARTYN GERRARD

COMMERCIAL



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E- Commercial  
Business &  
Service

Ground floor  
Shop

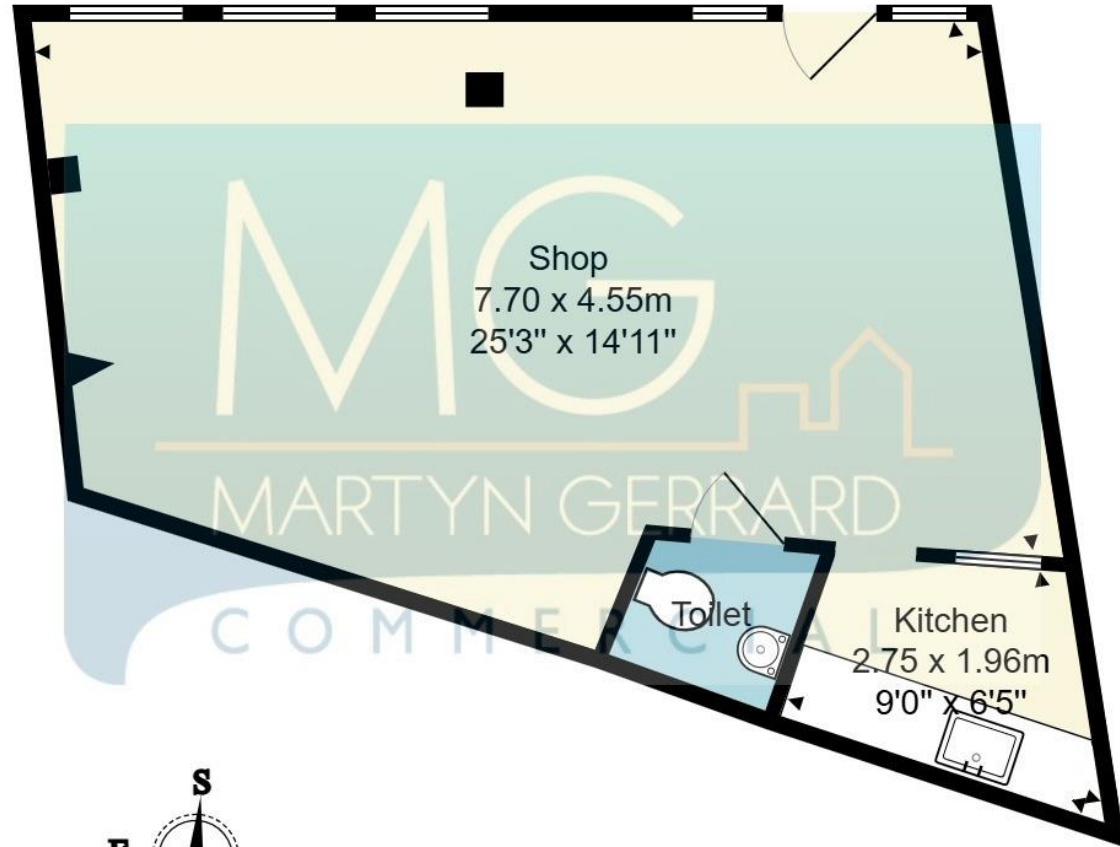
Leasehold  
(982 years)



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## Ground Floor Area

37 M<sup>2</sup>  
(398 ft<sup>2</sup>) approx.



Ground Floor

Total Area: 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



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**E-Commercial,  
Business & Service**

**Ground Floor  
Shop**

**Leasehold  
(982 years)**

**£295,000 + VAT**

## DESCRIPTION

This ground floor retail property, currently trading as a hairdressers/barbers, offers an excellent opportunity to acquire a Virtual Freehold shop in Hampstead.

The property measures 37m<sup>2</sup> (398ft<sup>2</sup> approx.) and is situated on the junction of Agincourt Road and Mansfield Road.

Tenure:  
Virtual freehold (982 year lease)  
Ground Rent: £0

10 years left of lease.  
Recently refurbished in the last year.  
£22K revenue per Annum

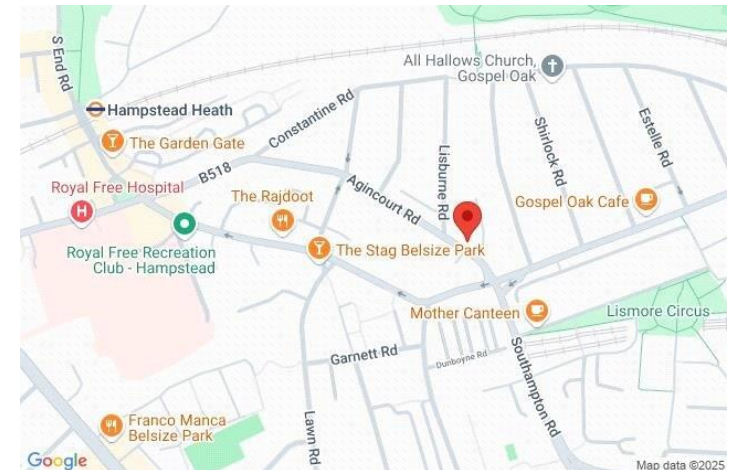
## BUSINESS RATES

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

## LOCATION

Located 0.4 miles from Belsize Park underground station, Gospel Oak and Hampstead Heath stations.

Also based on Pond Street are several retailers including Marks & Spencer's, Starbucks Coffee Shop, Hamburger Union and a range of smaller boutique style outlets.



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## METHOD OF SALE

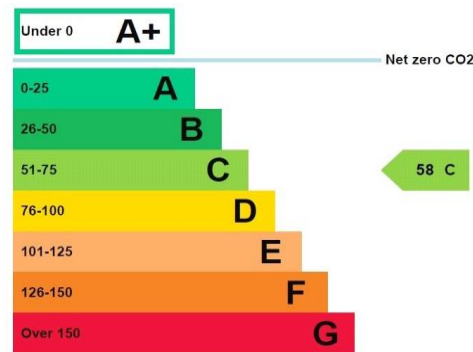
Both parties responsible for their own legal costs.

## VIEWINGS

Viewings are strictly by appointment. Please contact Martyn Gerrard Commercial Department to make an appointment.

## EPC

This property's energy rating is C.



## IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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## FURTHER INFORMATION

Further technical information relating to the property is available at:

[www.martyngerrard.co.uk](http://www.martyngerrard.co.uk)

## CONTACT

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