

Acting on Behalf of Sarah Rayment and Philip Dakin of Kroll Advisory  
Administrators for Brunchco UK Limited (In Administration) t/a Le Pain Quotidien

LEASE FOR  
SALE



**46 HAMPSTEAD HIGH STREET, LONDON, NW3 1QG**

E-class (A3) restaurant premises - Licence 11.00-11.00Hrs

Retail would be considered – Close to the tube station.

1,770 SQ FT / 159 SQ M



# 46 HAMPSTEAD HIGH STREET, LONDON NW3 1QG

## LOCATION

The premises are located close to the junction with Heath Street immediately next to Hampstead Underground Station. Nearby restaurants and retailers include Patara, Cote, Gaucho, Wagamama, Joe and the Juice, L'Occitane, Brandy Melville and a soon to open Sainsbury's Local.

## TERM

The premises are held on an effectively full repairing and insuring lease for a term of 15 years inside the Landlord & Tenant Act expiring 24 December 2033 and subject to upward only rent reviews in December 2023 and 2028.

## RENT

Passing rent £115,000 pax.

## PREMIUM

Offers invited.

## EPC

An EPC will be made available upon request.

## LICENCE

The premises benefit from an existing premises licence that allows for the sale of alcohol.

Monday-Saturday	11am to 11pm
Sunday	11am to 10pm

## ACCOMMODATION

The premises are arranged over ground floor only having the following approximate area;

Ground floor	1,770 Sq Ft	159 Sq M
--------------	-------------	----------

## RATES (2023/24)

Rateable value:	£175,000
Rates payable (UBR multiplier: £0.532):	£93,100

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority

## LEGAL COSTS

Each party to bear their own costs

## VAT

VAT will be charged at the appropriate rate, if applicable

## VIEWING

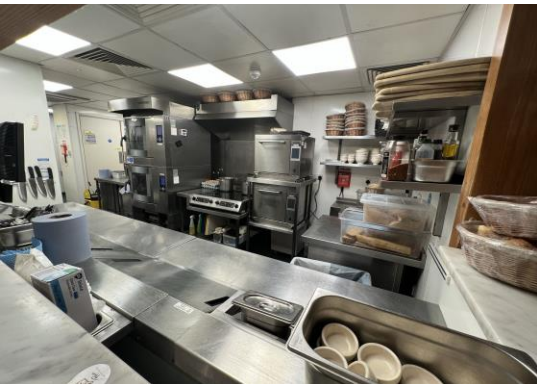
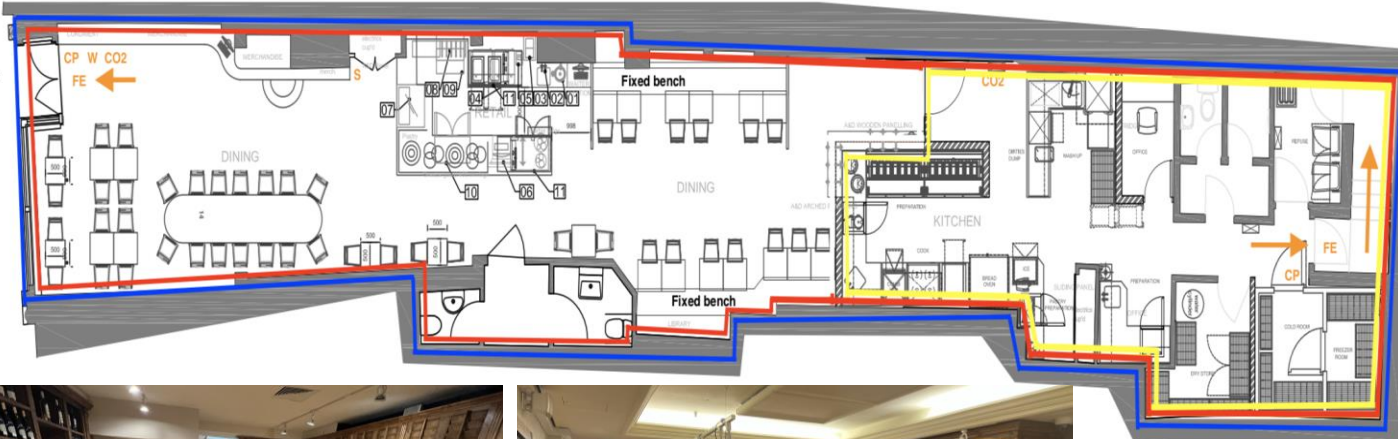
By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

Jonathan Cowan  
[jsc@stephenkane.co.uk](mailto:jsc@stephenkane.co.uk) | 07973 619 090

George Brooke  
[georgebrooke@stephenkane.co.uk](mailto:georgebrooke@stephenkane.co.uk) | 07739 913 888

# 46 HAMPSTEAD HIGH STREET, LONDON NW3 1QG



STEPHEN  
**KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992

# 46 HAMPSTEAD HIGH STREET, LONDON NW3 1QG



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. Every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.