

## 72 HAMPSTEAD HIGH STREET HAMPSTEAD, LONDON, NW3 1QP



### PRIME SHOP TO LET - WITHOUT PREMIUM

£95,000

p/a exclusive

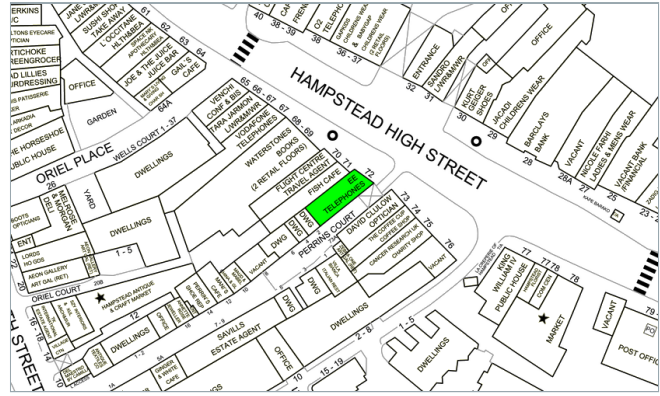
### A1 USE

723

Sq ft

The premises are situated in one of north London's most desirable retailing locations, at the corner of **Perrins Court**. The property is opposite **Kurt Geiger Shoes** and **Sandro**. Nearby traders include **David Clulow**, **Waterstones**, **Gap**, **Boots**, **Venchi**, **Brandy Melville**, **Vodafone** and **Clarendon Fine Art**.

Net Frontage	19'5"	5.9 m
Return Display Frontage (Perrins Court)	19'10"	6 m
Internal Width	17'4"	5.3 m
Shop Depth	43'1"	13.1 m
Ground Floor	723 sq ft	67.2 m2



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£95,000 per annum exclusive – Without Premium.
Rates	To be assessed. Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Camden, Tel: 020 7278 4444.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact <b>DMA</b> -  <b>Nicholas Menzies</b> <b>020 7318 6915 / nmenzies@dmaproperty.com</b>  <b>David Menzies</b> <b>020 7318 6917 / dmenzies@dmaproperty.com</b>  Subject to Contract & VAT