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**Café Space At Main Entrance to the new Pears Building
Part of the Royal Free Hospital Campus, Hampstead NW3**



Cafe Space Opportunity At Main Entrance to the new Pears Building
Part of the Royal Free Hospital Campus

Pears Building, Royal Free Hospital, Hampstead NW3 2PP

Approx. 790 sq ft

Location

Situated at main entrance to the architecturally stunning Pears Building, located just off Haverstock Hill, next to the Royal Free Hospital.

The Pears Building is a new ultra-modern research facility, home to the Institute of Immunology and Transplantation (IIT), a globally significant medical research institution.

Café Space At Main Entrance to the new Pears Building Part of the Royal Free Hospital Campus



Accommodation

The opportunity offers light and airy café space, with following approx. areas:

Trading Area	700 sq ft
Rear Prep / Store	90 sq ft
External Seating (TBC)	8-10 covers
Total Internal Area	790 sq ft 73.42 sq m

Agreement

Available on a Licence agreement, with turnover based licence fee, on terms to be agreed.

Trading hours, will be from 7am through to 8pm, weekends to be agreed.

Legal Costs

Each party to meet their own costs.

Opportunity

We're seeking a suitable operator with the capability to run a bespoke facility catering to the needs of the in-house occupiers, as well as to staff and visitors on the wider Royal Free Hospital Estate and to the external facing local community.

Contact

For further information or a viewing, contact sole-agent:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.