



# 12 HEATH STREET

HAMPSTEAD, NW3 6TE

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FOREST  
REAL ESTATE

**TO LET**

**258 TO 850 SQ FT**

## Newly Constructed Prime Retail Offering in Hampstead

### Key Features

- Selection of Retail Units
- Use Class E
- Courtyard Setting
- Dual Access from Heath Street & Perrin's Court
- Available Now
- From 258 ft2
- Comfort Cooling
- Gated Cobbled Mews
- 1 Minute Walk of Hampstead Station

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## Description

Introducing an exciting new retail development, poised to redefine retail in the heart of Hampstead – a characterful mews boasting seven distinctive retail units.

Nestled in a sought-after area, The charm of the mews, coupled with the adaptability of the spaces, ensures a unique and inviting environment for a diverse range of businesses falling within the Use Class E.

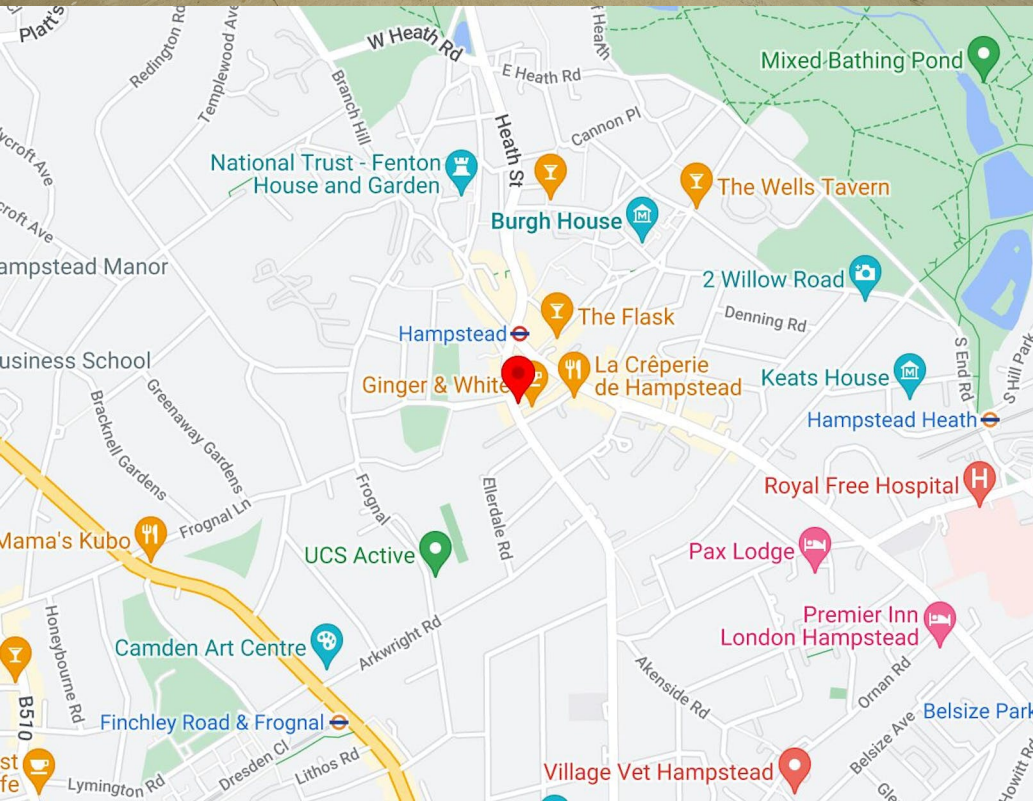
With a keen understanding of the varied needs of businesses, the development presents a choice of sizes suitable for both start up and established businesses.

## Location

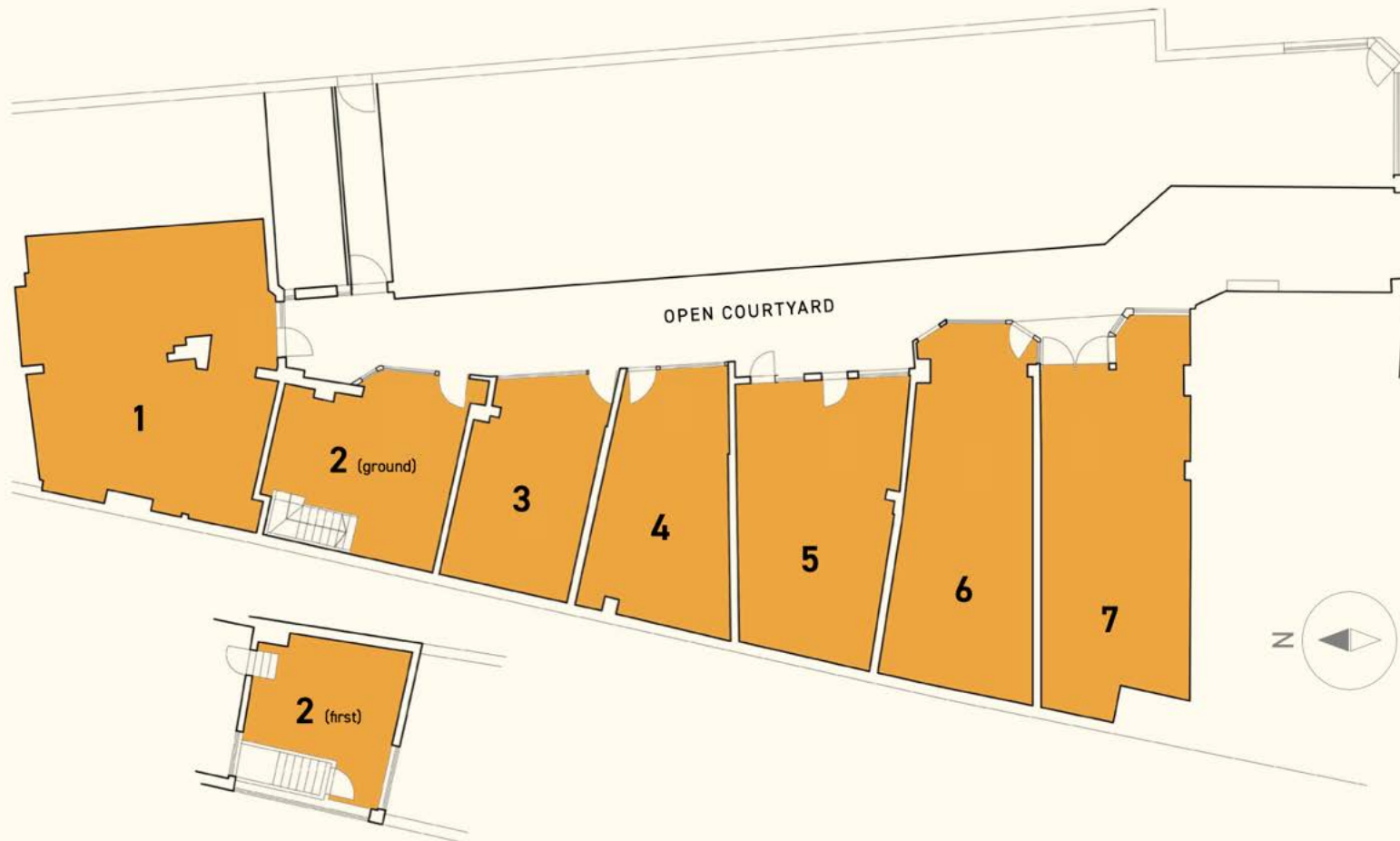
The fashionable and prosperous suburb of Hampstead is situated about 4 miles north of Central London. The area has long been a sought after residential area in close proximity to Hampstead Heath and easy links to both the City and the West End.

The property is situated in Hampstead village within a conservation area on the east side of Heath Street adjacent to The Gaucho Grill a short distance north of Hampstead Underground Station (Northern Line).

Other nearby occupiers include Tesco, Iitsu, Wagamama, Knight Frank as well as a range of independent retailers and cafes.







## Unit

**1** 58sqm

**2** 47sqm

(27sqm ground, 20sqm first)

**3** 24sqm

**4** 28sqm

**5** 38sqm

**6** 41sqm

**7** 45sqm

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	624	57.97	Under Offer
Unit - 2	484	44.97	Available
Unit - 3	258	23.97	Available
Unit - 4	301	27.96	Under Offer
Unit - 5	409	38	Available
Unit - 6	441	40.97	Available
Unit - 7	484	44.97	Under Offer
<b>Total</b>	<b>3,001</b>	<b>278.81</b>	

<b>Lease</b>	New Lease
<b>Rent</b>	£24,000 - £65,000 per annum
<b>Rates</b>	Applicants are to make their own enquiries to the London Borough of Camden.

# Contact

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**F O R E S T**  
R E A L E S T A T E

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