



**Lower Ground  
Floor, 116 Heath  
Street,  
Hampstead  
NW3 1DR**

**D1 Medical opportunity  
Prime Hampstead  
Location  
Lower Ground Floor  
available to rent  
Recently Refurbished**



**Approx. 650 sq. ft. (60.38m<sup>2</sup>) gross internal floor area**

**Self-contained, lower ground floor unit**

**Recently refurbished D1 medical suite**

**High visibility location on Heath Street in the heart of Hampstead, North West London**

**D1 use for health/medical/clinic etc.**

**New FR&I Lease available for a term to be agreed**

**Rental offers invited in the region of £29,500 per annum exclusive**

**Subject to contract**

## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Location

The property is located on Heath Street, within the heart of Hampstead between Hampstead High Street and Whitestone Pond. Hampstead is an affluent location in North West London, known for its picturesque surroundings, boutique shopping, and quality café's & restaurants etc. There are other popular amenities and facilities within easy reach of the property including galleries, museums, the Everyman Cinema and Hampstead Heath which comprises a stunning, 791-acre patchwork of woodland, playing fields, swimming ponds and meadows.

Hampstead Underground Station (Northern Line) is within a 5 minute walk from the property. Bus services are readily available.

## The Property

Lower ground floor, D1 unit, ideal for a number of medical, health, clinic etc users. There is a self-contained entrance to the side of the unit on the ground floor, situated just off Heath Street, with access directly to the lower ground floor.

Accommodation comprises:

- 4 x treatment rooms (one with natural light)/offices
- WC's
- Under stairs storage cupboard

The lower ground floor has recently been refurbished to luxury standards for use as a chiropractor. The upstairs currently operates as a dental clinic, complementary users to the dental clinic are encouraged to occupy the lower ground floor.

Note: services have not been tested.

*Total Gross Internal Floor Area Approx. 650 sq ft (60.38m<sup>2</sup>)*

## Service Charge

N/A

## VAT

I am advised the property is not elected for VAT purposes

## EPC

Band E

## Rating

TBA

## Planning

I am advised the property has recently been granted D1 use for health/medical purposes. It would be ideal for a number of D1 medical users. As there is a dentist occupying the ground floor, similar users will not be considered. Other medical users to compliment the dentist will be given favourable consideration. Other D1/D2 users will be considered on a subject to planning basis.

## Terms

To be let on a new FR&I lease for a term to be agreed.

Rental offers are invited in the region of £29,500 per annum exclusive, subject to contract

## References

Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.

## Holding Deposit

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

## Viewing strictly by appointment only

**Call Ben Goldstone or Ben Wallis:**

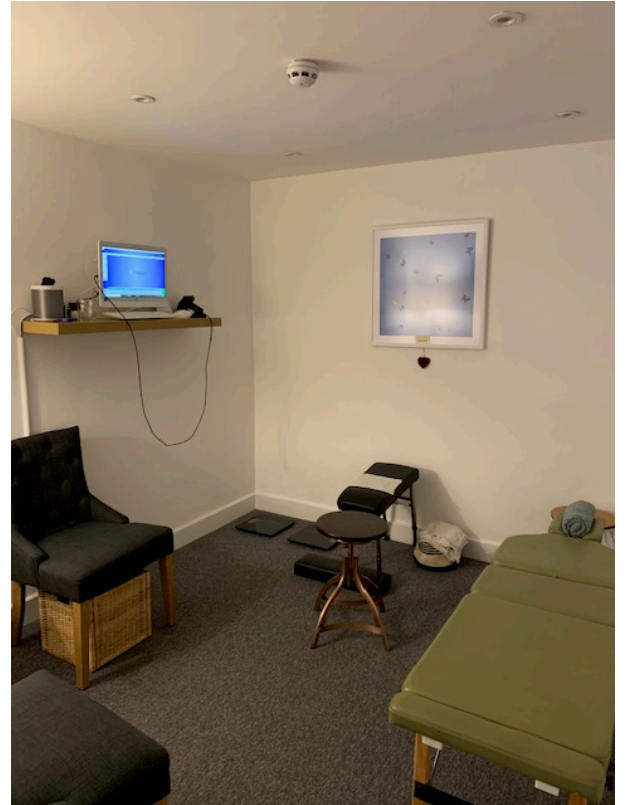
**Tel: 020 8099 3119**

**Email: [Sales@bernardgordon.co.uk](mailto:Sales@bernardgordon.co.uk)**



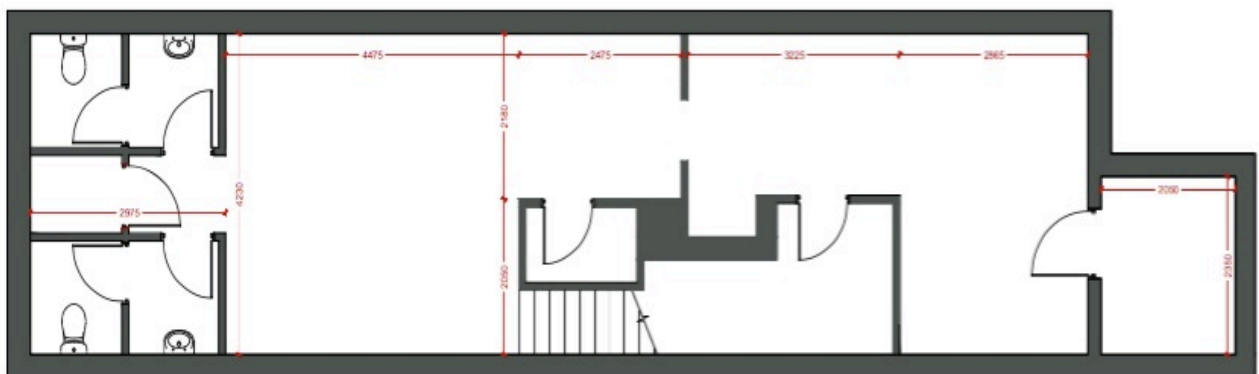


Treatment room/reception

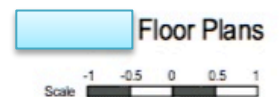


Treatment room

Library floor plans



Basement Plan



Site plan not to scale

