

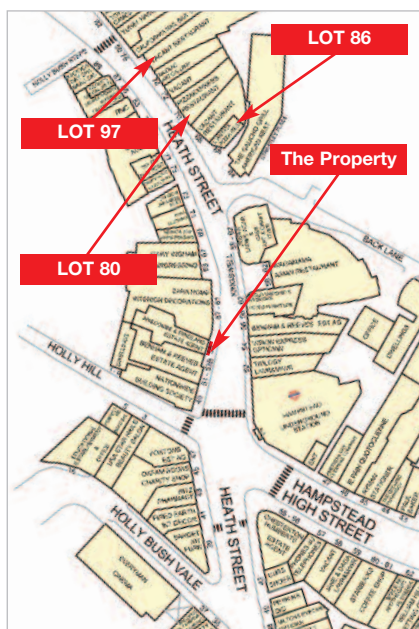
London NW3

55 Heath Street Hampstead NW3 6UG

- **Attractive Freehold Estate Agent Investment**
- Comprising an Estate Agents with upper ancillary accommodation
- Prime position on Heath Street
- Adjacent to Zara Home, opposite Wagamama
- Potential for residential conversion of upper parts (1)
- Let to The Chancellors Group of Estate Agents (t/a Anscombe & Ringland)
- Rent Review 2015
- First time to market since 1998
- Current Rent Reserved

£43,000 pa

COMPLETION DATE 1ST MAY 2014



Tenure

Freehold.

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 with close proximity to Hampstead Heath and easy links to both the City and the West End.

The property is situated within a conservation area in a prominent position on the west side of Heath Street adjacent to Zara Home, opposite Wagamama and very close to Hampstead London Underground Station (Northern Line). Other occupiers close by include Nationwide, Foxtons, Chestertons, Rymans and McDonald's amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agents and ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.30 m	(14' 2")
Net Frontage	3.50 m	(11' 6")
Shop Depth	8.70 m	(28' 6")
Built Depth	12.70 m	(41' 8")
Ground Floor	48.50 sq m	(522 sq ft)
First Floor (GIA)	37.40 sq m	(403 sq ft)
Second Floor (GIA)	35.80 sq m	(385 sq ft)
Total	121.70 sq m	(1,310 sq ft)

Tenancy

The entire property is at present let to THE CHANCELLORS GROUP OF ESTATE AGENTS (t/a Anscombe & Ringland) for a term of 10 years from 16th September 2010 at a current rent of £43,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 48.

Website Address: www.chancellors.co.uk

For the year ended 31st December 2012, The Chancellors Group of Estate Agents reported a turnover of £20.098m, a pre-tax profit of £2.168m, shareholders' funds and a net worth of £5.773m.

(Source: riskdisk.com 27.02.2014.)

VAT

VAT is applicable to this lot.

Planning (1)

The upper floors may be suitable for conversion to residential use, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the Planning Department of Camden Council.

Tel: 0207 974 4444. Website: www.camden.gov.uk

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Gillette Esq, Barker Gillette. Tel: 0207 636 0555 e-mail: john@barkergillette.com