

lot 2

11 Heath Street  
Hampstead, London NW3 6TP

Rent  
**£23,716**  
per annum  
exclusive  
with Vacant  
Upper Floors

Freehold Retail Investment with Vacant  
Upper Floors

- Highly affluent and fashionable location
- Residential redevelopment potential, subject to consents
- Neighbouring occupiers include Hampstead Bazaar, Boots the Chemist, Foxtons and Hamptons International
- Six Week Completion Period Available



In the same ownership  
for over 50 years



**Location**

Miles: 1.8 miles north of Regents Park  
3 miles north of the West End of London  
Roads: A502, A406 (North Circular Road), A40, M1  
Rail: Hampstead London Underground Station (Northern Line)  
Air: London Heathrow, London City

**Situation**

The property is situated on the west side of Heath Street in the heart of the highly affluent Hampstead Village, some 150 metres south of Hampstead Underground Station (Northern Line) and Hampstead High Street with occupiers including French Connection, Kurt Geiger Shoes, Nicole Farhi, Cafe Rouge and Cote Brasserie. Hampstead Heath is approximately 700 metres to the north.

**Description:**

The property comprises a ground floor retail accommodation with basement ancillary storage. The upper 3 floors were formerly used as a beauty salon and could be suitable for residential redevelopment (subject to consents).

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	31.03 sq m (334 sq ft)	<b>JEEVES OF BELGRAVIA LTD (1)</b>	10 years from 06/10/2000 on a full repairing an insuring lease (2)	£23,716	Holding over
Basement	Ancillary	39.67 sq m (427 sq ft)				
First	Office (B1)	31.40 sq m (338 sq ft)	<b>VACANT POSSESSION (3)</b>			
Second	Office (B1)	27.83 sq m (300 sq ft)				
Third	Office (B1)	26.33 sq m (283 sq ft)				
<b>Total</b>		<b>156.26 sq m (1,682 sq ft)</b>			<b>£23,716</b>	

(1) Jeeves of Belgravia Ltd are a subsidiary company of Johnson Service Group plc and operate from 13 outlets, 12 of which are in Central London. For the year ending 31st December 2011, Jeeves of Belgravia Ltd reported a turnover of £3,764,000, a pre tax profit of £132,000 and a total net worth of £329,000. (Source www.riskdisk.com 03/01/2013)

(2) The tenant is holding over.

(3) The upper parts are let to Micromode Medical Limited who is currently holding over on a 10 year lease but has served notice to quit the lease. Therefore the upper parts are being offered with Vacant Possession.

**For further details please contact:**

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk

**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk  
**www.acuitus.co.uk**

**Associate Auctioneers:**

**Stanley Hicks**  
52 Bow Lane, London EC4M 9ET.  
Tel: +44 (0)20 7248 0241.  
Email: mike.greensmith@stanleyhicks.co.uk  
Ref: Mike Greensmith.



**Solicitors:**

**Sparlings Solicitors**  
3 West Stockwell Street, Colchester,  
Essex CO1 1HQ.  
Tel: +44 (0)1206 733733.  
Email: pc@sparlings.co.uk  
Ref: Paul Connolly.