



SITUATION

Occupying a prominent trading position within the heart of Hampstead Village between Perrin's Court and Oriel Place, close to the junction with Hampstead High Street and Hampstead Underground Station (Northern Line).

Nearby multiples include **Tesco Express** and **Boots Optician**, together with a number of well-known Estate Agents and a host of local Restaurants and speciality Retailers.

Hampstead is one of the most desirable residential suburbs of North London enjoying access to the recreational areas of Hampstead Heath and is located between Golders Green and Swiss Cottage under 5 miles north of Central London.

PROPERTY

A mid-terrace **Commercial Building** arranged on ground, first and second floors.

ACCOMMODATION

Ground Floor Shop/Office

GIA Approx. 215 sq ft incl. WC

First Floor Office

GIA Approx. 190 sq ft

Second Floor Office

GIA Approx. 183 sq ft

Total GIA Approx. 588 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the floor plans and video tour of the property.

Vacant Commercial Building

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Gary Phillips
Email: gary@solts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property

