

TO BE LET

16 NEW END, HAMPSTEAD, LONDON, NW3 1JA

AN EXCEPTIONAL, RARELY AVAILABLE OPPORTUNITY IN THE HEART OF HAMPSTEAD, ONE OF LONDON'S MOST DESIRABLE LOCATIONS

020 8099 3119
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Bernard Gordon & Company

OVERVIEW

A unique and rarely available opportunity in the heart of Hampstead, one of London's most prestigious and sought-after locations

Planned over lower ground, upper ground, first and second floors with a total GIA of approx 3,875 sq. ft

We are advised the property has existing F1 use, making it ideally suited to a range of educational and community uses

Excellent transport connections with Hampstead Underground Station (Northern Line) just a 3-minute walk away, offering convenient access to Central London and beyond

Superbly located in the heart of Hampstead, with the village's charming cafés, independent shops and restaurants

Hampstead Heath is within easy reach, offering extensive open green space and a wealth of opportunities for walking, running and outdoor recreation

To Be Let - offers for a new FR&I lease invited, rent upon application

Subject to contract









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LOCATION

The property occupies an exceptional position in Hampstead, one of London's most prestigious and sought-after locations, renowned for its charming village atmosphere, historic character and distinctive appeal. Situated within the highly regarded Hampstead Conservation Area, the property is ideally positioned close to the amenities and services of Hampstead's historic centre.

Hampstead offers an outstanding selection of independent boutiques, cafés, restaurants and leisure facilities, creating a vibrant yet village-like environment. The renowned Hampstead Heath is also nearby, providing extensive green open space and opportunities for walking, recreation and outdoor pursuits.

The area benefits from excellent transport connections, with both Hampstead Underground Station (Northern Line) and Hampstead Heath Overground Station within walking distance, providing convenient access to Central London and destinations across the capital. A range of local bus services further enhances connectivity.

THE PROPERTY

The property comprises a four-storey, end-of-terrace red-brick building situated on New End, which was formerly occupied for educational purposes. Arranged over four floors, the building provides approximately 3,875 sq ft of accommodation.

The property benefits from access at street level via New End, with the lower ground floor entrance opening directly onto the street. The upper ground floor provides the main entrance into the building and access to the internal staircase, which connects the various floors.

The accommodation is arranged across lower ground, upper ground, first and second floors. The lower ground floor comprises a science classroom, science preparation space and plant room. The upper ground floor provides office and meeting room accommodation. The first floor has been used as a large music room and a secondary music teaching space, whilst the second floor comprises an art room, staff work room and staff kitchen beneath a vaulted ceiling with rooflights.

The existing layout provides a range of teaching, working and ancillary spaces across the building. The internal staircase provides circulation between the floors, with the existing configuration reflecting the property's former educational use. We are advised the building is not listed. Floor plans available upon request.

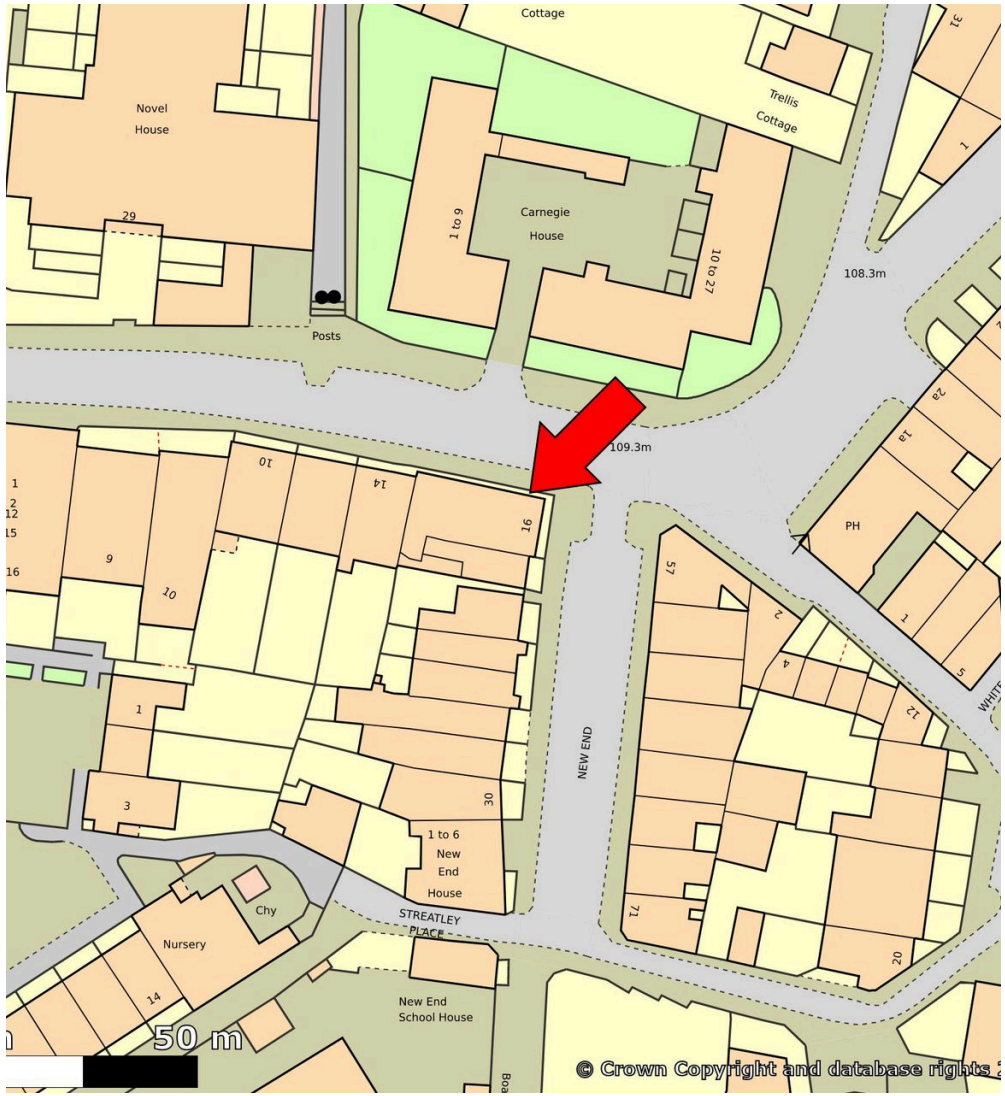
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LOCATION & SITE





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PLANNING

We are advised the building has a Use Class F1. A Draft Decision and recommendation to grant to E(f) day nursery was advised, further information upon request. **Applicants are recommended to seek their own advice in relation to planning.**

EPC

In hand.

AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

RENT

Upon application

COSTS

Each party to be responsible for their own legal and professional costs.

HOLDING DEPOSIT

Tenants wishing to secure the property will be required to pay a holding deposit of £3,000 into Bernard Gordon & Co's client account. The deposit will be non-refundable unless the landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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GET IN TOUCH WITH OUR AGENTS

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STRICTLY BY APPOINTMENT ONLY

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, or form 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.

The measurements as set out 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.

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.

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