

Prime
Hampstead unit
for Retail/Café/
Restaurant use

28 ROSSLYN HILL, HAMPSTEAD NW3

- Attractive **period building** in affluent location
- **Class E use** suitable for café/retail/fitness
- Ground floor approx **1,020 sq ft**
with Basement **250 sq ft**
- Prominent **return frontage**
- Potential for **outside seating** STP
- Brand **new lease** direct from Landlord



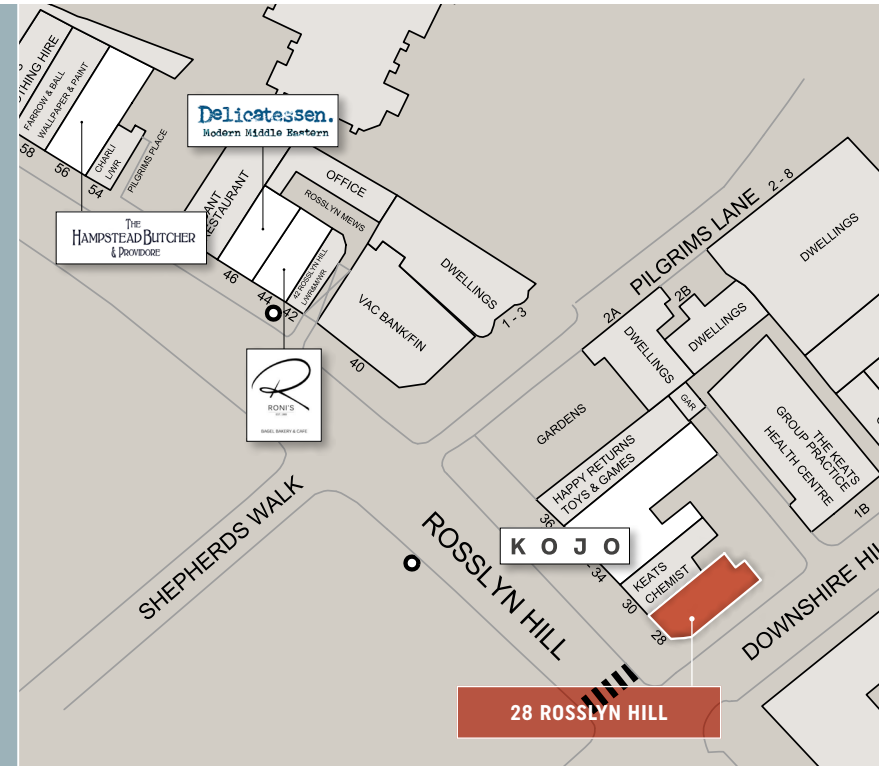
TO LET

Location

Situated at the southern end of Hampstead High Street, in a vibrant shopping street between Belsize Park and Hampstead tube stations, is this attractive unit, previously used as a bespoke retail fashion outlet. There is ample outside space which could be used for extra seating when weather permits. Rosslyn Hill has a good mix of retail and food outlets and has excellent footfall all-year round.

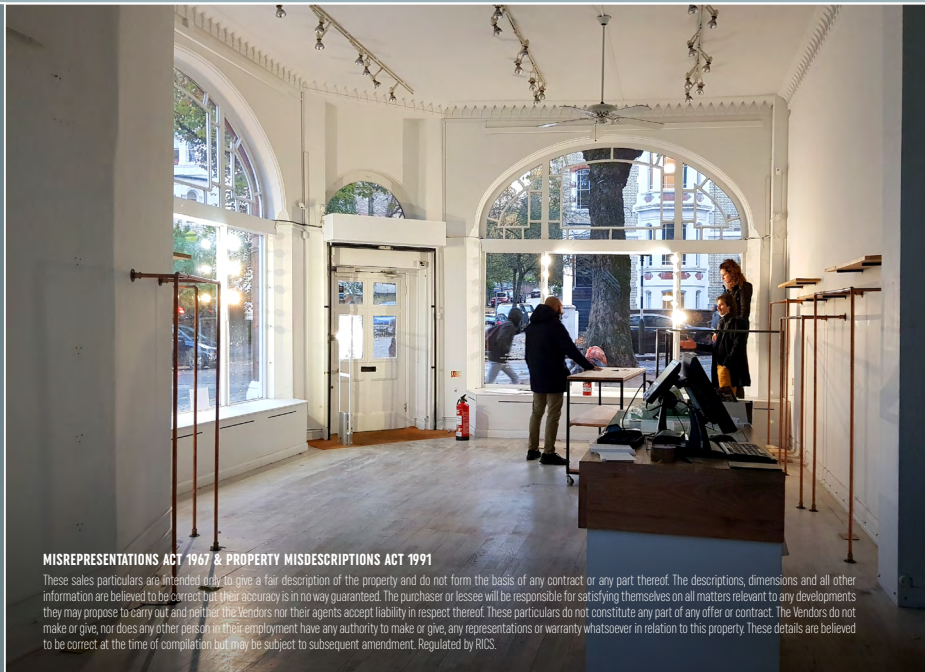
The unit represents a great opportunity for someone to put their own stamp on the building and the area and serve a thriving community.

The former Carluccio's at no. 32 has been acquired by vegan all-day restaurant concept Kojo. Other nearby occupiers of note include Delicatessen, Roni's Café Hampstead, and Hampstead Butcher. The Royal Free Hospital is a six minute walk.



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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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CONTACT

For further information or to arrange an inspection, please contact:

SAMUEL MAY | DIRECTOR

samuel@mayandcompany.co.uk

T +44 20 3503 0635

M +44 7742 256 873

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS