

130 COVER RESTAURANT HAMPSTEAD HIGH STREET



FORMER COTE, 83-84 HAMPSTEAD HIGH STREET, LONDON NW3 1RE

- Prime located restaurant Hampstead High Street
- 124 covers – 6 external covers
- Mostly fitted and to a high standard – closed for business
- Lease expiry 2037 – rent £130,000 pa
- Cote's historic sales £31k pw (net)

OFFERS IN EXCESS OF £100K FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS SUBJECT TO CONTRACT

LONL680

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Location

Extremely affluent north London suburb which lies 4 miles northwest of Charing Cross. Hampstead station is on the Northern Line which connects to Camden Town and Kings Cross station among others.

Prominently situated on the High Street and set back from the Road. Close to the many shops and restaurants.

Notable restaurants close by include; Ottolenghi, La Creperie, Gail's, Ole & Steen, Patara, Dim T, Wagamama, Gaucho and many independents.

[Link to Street View](#)**Description**

124 cover former chain restaurant & 4 external covers.

Attractive character property comprising two attached buildings, one arranged over 2 storeys and the other over 4 floors. The main trade area is split over the part of the building with two stories which benefits from a glazed roof over a central atrium creating much natural light and an attractive dining area.

Accommodation (see plan of ground floor below)

Ground floor – 50 covers, trade kitchen, wash up area, wheelchair friendly WC.

First floor – 74 covers, customer toilets, plant & services areas, mechanical hoists.

Second floor – office, storage areas, staff changing, staff WCs and plant.

Basement – chilled storage.

FLOOR AREA GIA (not measured – provided by Cote)

Ground	1,343 sq ft
Basement	337 sq ft
First Floor	1,151 sq ft
Second Floor	572 sq ft
TOTAL	3,403 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Lease expiring 14th October 2037 at a passing rent of £130,000 per annum subject to review 15th October 2027 to the higher of market rent or £135,000 per annum.

User; restaurant with or without ancillary bar or any other use within classes A3 or A4 or for retail within Class A1 of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

Sale by retail of alcohol between 10:00 and 00:00, Sunday from 12:00-23:30hrs.

Liquor to be supplied to persons taking table meals or as ancillary to their meal.

Rating Assessment

Restaurant and premises - £189,000 wef 1st April 2023

Trade

Cote's pre-pandemic sales - £31k net of VAT pw

Planning

Part Grade II Listed.

Opening Times

Monday to Thursday 11:30am to 10:00pm

Friday & Saturday 10:00am to 10:00pm

Sunday 10:00am to 9:30pm

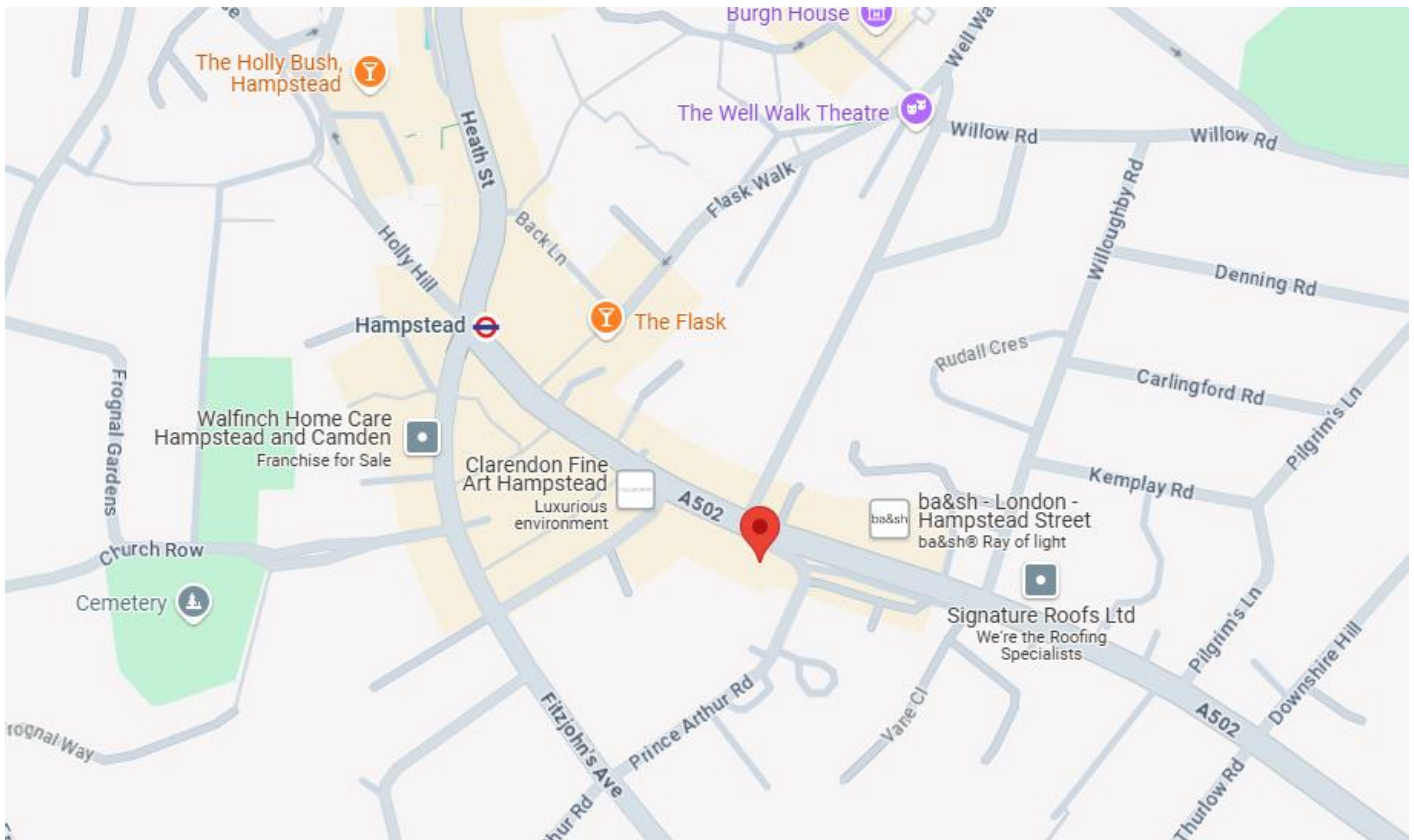
EPC

B Rating. Copy available upon request.

Viewings

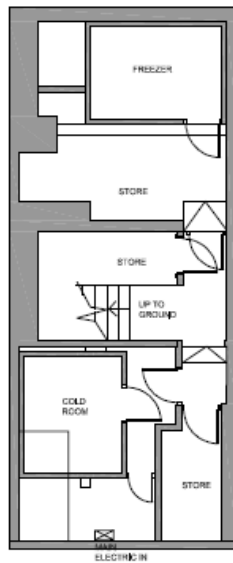
The restaurant is currently closed for business. For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Map - [Link to Location Map](#)

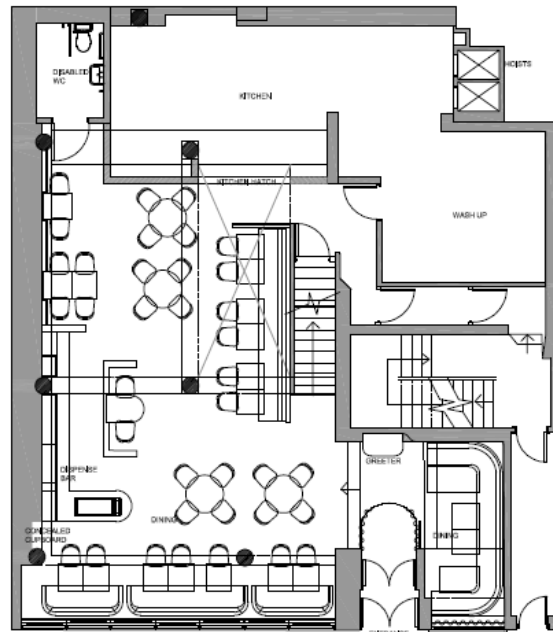


Source: Google Maps. Not to scale - Provided for indicative purposes only.

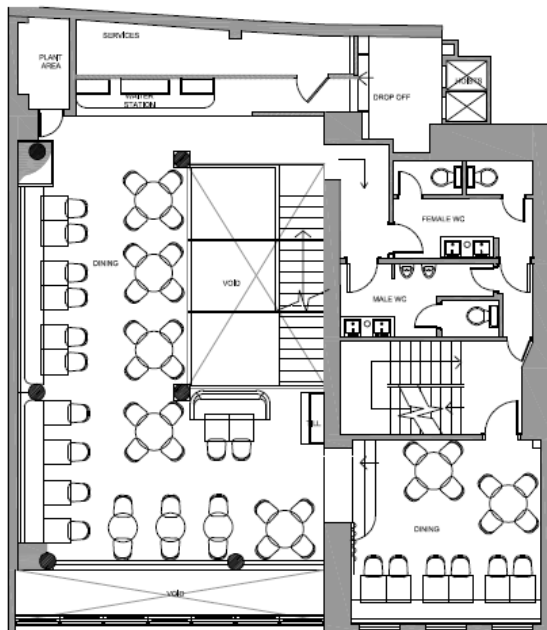
Floor Plan



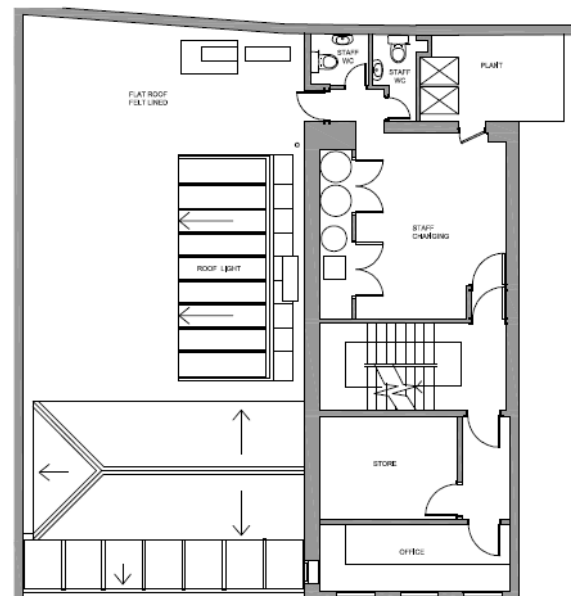
01 BASEMENT FLOOR PLAN
1:50 @ A1



02 GROUND FLOOR PLAN
1:50 @ A1



01 FIRST FLOOR PLAN
1:50 @ A1



02 SECOND FLOOR PLAN
1:50 @ A1

Internal Photos

