

TO207 286 8363 Esales®threeh.co.uk www.threeh.co.uk



Class E Retail/Office/Health Unit In Finchley Road NW3 82 M² 887 Ft²

485 Finchley Road, Hampstead, NW3 6LT

Location: In a prominent location on Finchley Road, close to the junction with West End Lane & Frognal Lane and within walking distance of Finchley Road Underground & Overground Stations. This location is renowned as a parade occupied by kitchen, bathroom and furniture retailers.

Accommodation: Comprises a large showroom on ground and lower ground floors.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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	Ground Internal width (min) Internal width (max) Depth Area	3.7 m 4.6 m 13.0 m 51.0 m²	549 Ft ²
	Lower Ground Internal width Depth Area	5.0 m 5.5 m 31.0 m²	338 Ft ²
Amenities:	Prominent location LED Lighting Marble Tiled Flooring Air Con to Ground Floor Kitchen Area & Fully Tiled WC Excellent Retail Ceiling Height (3.46m max)		
Lease:	A new lease to be granted for a term by arrangement on full repairing and insuring terms with 4 yearly rent review pattern.		
Rent:	£34,950 p.a.x. Vat is not appliocable		
Rent Deposit:	Please note that the lessor will require a security deposit of between 3 & 6 months rent dependent upon covenant.		
Business Rates:	Rateable Value: £24,500. Rates Payable 2024-2025 £12,225.50		
Buildings Insurance	Approximately £900.00 per annum payable.		
Legal Costs:	Each party is to be responsible for their own legal costs.		







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References: A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, whether or not they are accepted by the Landlord.



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