



## **Class E Retail/Office/Health Unit In Finchley Road NW3 82 M<sup>2</sup> 887 Ft<sup>2</sup>**

**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.

**Ground**

Internal width (min)	3.7 m	
Internal width (max)	4.6 m	
Depth	13.0 m	
<b>Area</b>	<b>51.0 m<sup>2</sup></b>	<b>549 Ft<sup>2</sup></b>

**Lower Ground**

Internal width	5.0 m	
Depth	5.5 m	
<b>Area</b>	<b>31.0 m<sup>2</sup></b>	<b>338 Ft<sup>2</sup></b>

**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 applicoable

**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.

**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.