



450 Finchley Road

London, NW2 2HY

Outstanding Freehold Corner Building on the Finchley Road.

1,615 sq ft
(150.04 sq m)

- Exceedingly rare Finchley Road location.
- Commercial tenant in place for over 22 years.
- Generating an income of £51,250 per annum.
- First time to the market for 40 years.
- Attractive Capital Value at £557/sq ft.
- Subject to the occupying tenancies.

450 Finchley Road, London, NW2 2HY

Summary

Available Size	1,615 sq ft
Price	£900,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

This highly impressive mixed-use commercial property on the Finchley Road is set over 4-levels and is fully occupied. Set on a particularly prominent corner location, the property enjoys a superior frontage that has been utilised well by the commercial tenant for over 22 years.

Above this are two residential (C3) dwellings, one having being sold off and currently producing a ground rent of £250 per annum. The other flat has been retained by the seller and is tenanted producing an income of £23,400 per annum. The property is offered as a single investment or as part of a company sale to include two additional freeholds, further details available upon request.

Location

Located in a strong position on the ever-busy Finchley Road acting as an arterial route towards Marylebone & The West End. Golders Green underground station, Cricklewood Thameslink and a number of bus routes are on the doorstep. Hampstead Heath is also a stones throw away providing one of the paramount locations for outdoor leisure in London.

Terms

Title and Tenure: The Freehold Interest is offered for sale subject to the occupying tenancies. Title Number: MX230029.

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (Camden Council).

Gross Internal Area: Approx. 1615 sq ft.

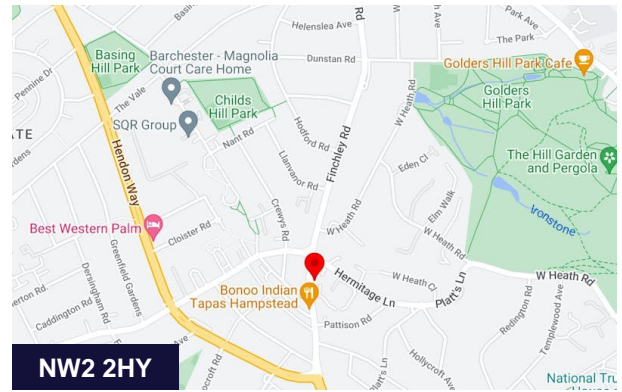
Method of Sale: The site will be sold by way of Private Treaty.

VAT: To be confirmed.

Viewings: Strictly through joint agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

Guide Price: £900,000 subject to contract.



Viewing & Further Information



Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk



Tom Lewin

020 7355 0285 | 07783 250337
tlewin@winkworth.co.uk



Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/05/2024