



465-467 Finchley Road

West Hampstead, London, NW3 6HS

Stunning retail showroom

1,886 sq ft
(175.22 sq m)

- Highly visible corner position.
- Double fronted with huge passing trade.
- Recently refurbished throughout.
- Excellent transport links.
- Prosperous Hampstead district.

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Summary

Available Size	1,886 sq ft
Rent	£60,000 per annum
EPC Rating	Upon Enquiry

Description

Winkworth Commercial are delighted to bring this fabulous corner showroom to the open market, available for immediate occupation. Arranged across two floors and offered in shell and core condition, these expansive spaces comprise c. 1,866 sq.ft. (173.4sq.m.) with the Ground Floor providing huge, fully glazed feature showroom windows, an open-plan trading floor and steps down to a sizeable and recently re-constructed basement level.

The property would be of appeal to a wide range of businesses seeking high levels of visibility within this highly regarded residential district of North London.

Location

Both Hampstead and Swiss Cottage offer access to a well-heeled community of London residents attracted by the outstanding amenity space and fast access into the West End.

The premises are located on the exceptionally busy Finchley Road close to the O2 Complex, Natwest Bank, McDonalds and Starbucks. Finchley Road underground station (Metropolitan Line) is within a five minute walk.

Terms

RENT: We are seeking offers in the region of £60,000 per annum.

TENURE: The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

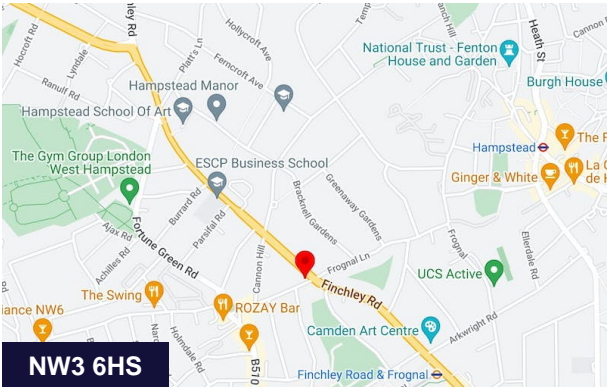
RATEABLE VALUE: Business rates are yet to be assessed following landlords works. Interested parties are advised to make their own enquires with the local authority.

USE: The premises benefits from the new Class E planning consent which will enable the premises to be used for various commercial uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in this transaction.

EPC: An EPC for this property can be provided upon request.

VIEWINGS: Viewing strictly by appointed sole agents Winkworth Commercial on 020 7355 0285.



Viewing & Further Information



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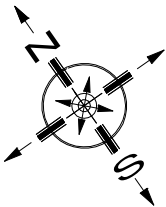
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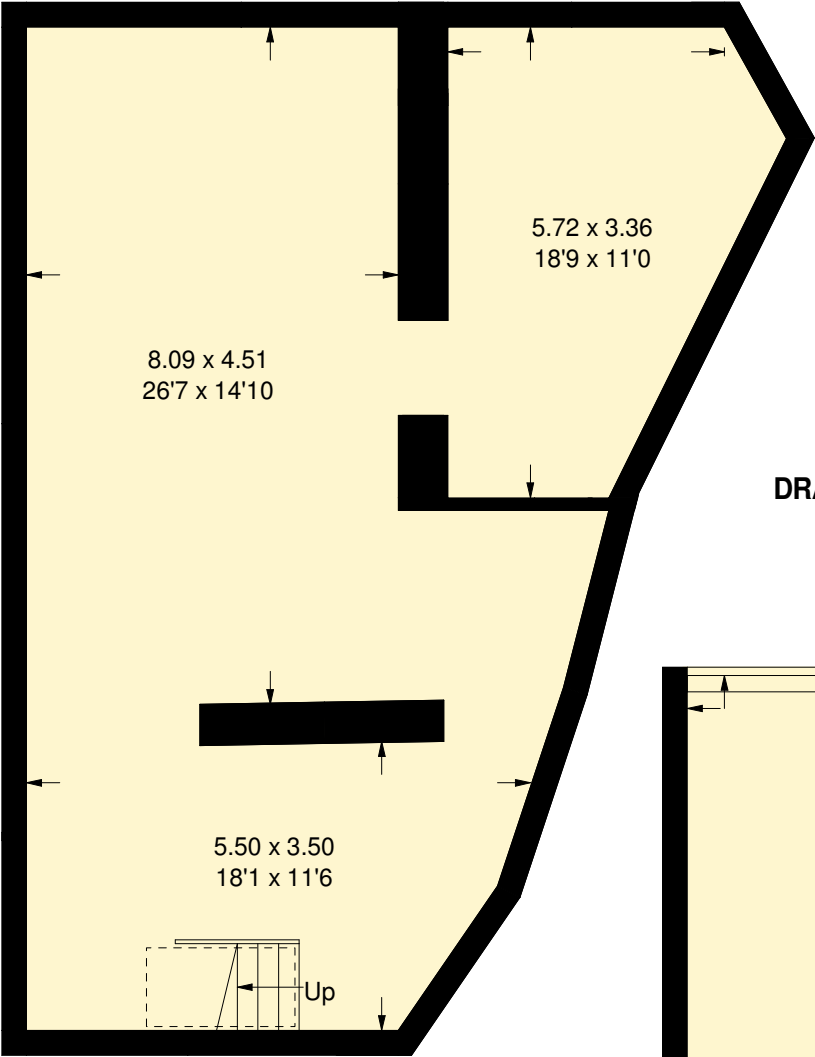
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Finchley Road, NW3

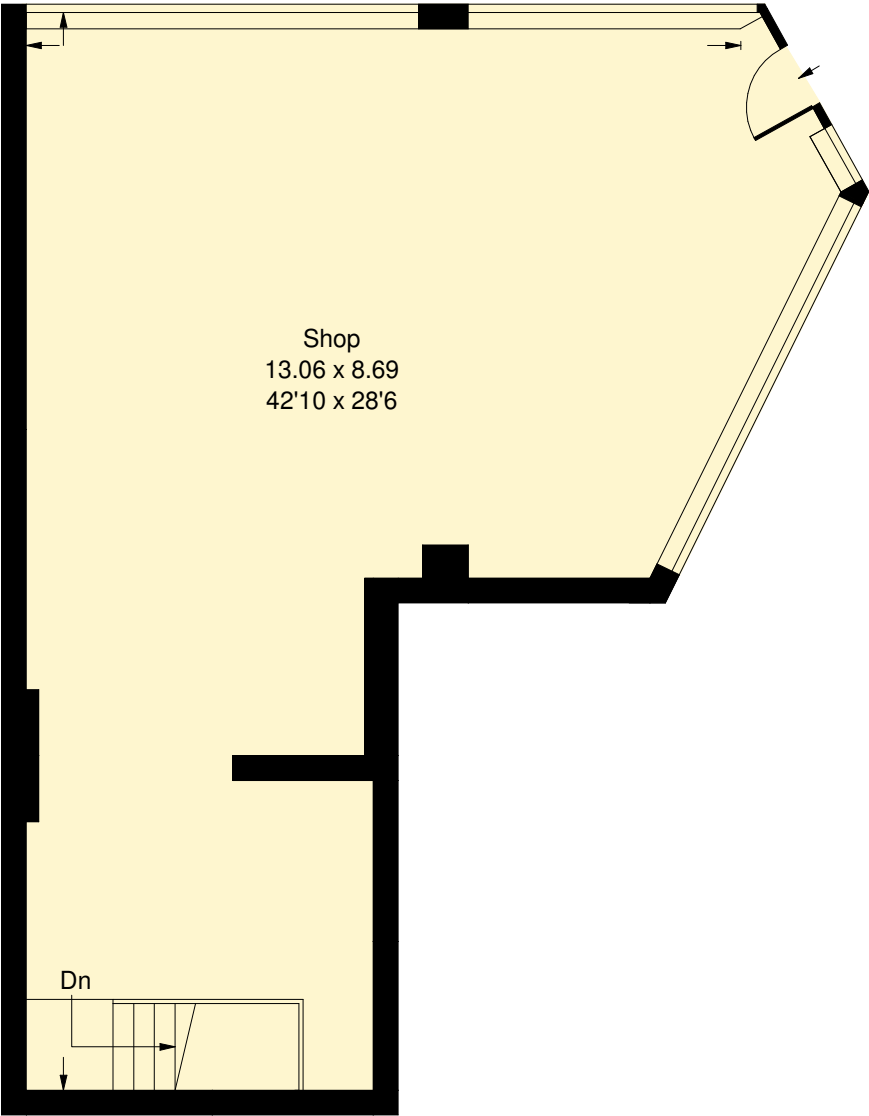
Approx. Gross Internal Area
173.4 sq m / 1866 sq ft




DRAFT



Lower Ground Floor



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.