



759 FINCHLEY ROAD

WEST HAMPSTEAD, NW11 8DL

PROMINENT CORNER CLASS E SHOWROOM UNIT TO LET
(4,450 FT²)

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LOCATION

The showroom occupies a prominent corner position on Finchley Road approximately 0.5 miles south of Golders Green station.

ACCOMMODATION

The premises are on ground floor only as follows:

Internal Width - 60/0

Shop Depth - 85/0

Ground Floor Sales - 4,450 ft²

The unit has 2 demised car parking spaces at the rear. Further customer parking is available to the side on Llanvor Road (not Mon-Fri 11am-12pm). Loading can take place from the front or side (not Mon-Fri 4pm-7pm).

TERMS

A new FRI lease outside the 1954 L&T Act for a term of 10 or 15 years with 5 yearly upwards only rent reviews to the higher of RPI or OMV, at a commencing rental of £100,000pax.

RATES

We are advised that the new Rateable Value from April 2026 is £58,000. Potential occupiers should make their own enquiries as to the actual amount payable for their business and any discounts available.

SERVICE CHARGE & INSURANCE

The combined amount payable is approximately £6,000pa.

USE

Class E consent suitable for retail and other appropriate uses.

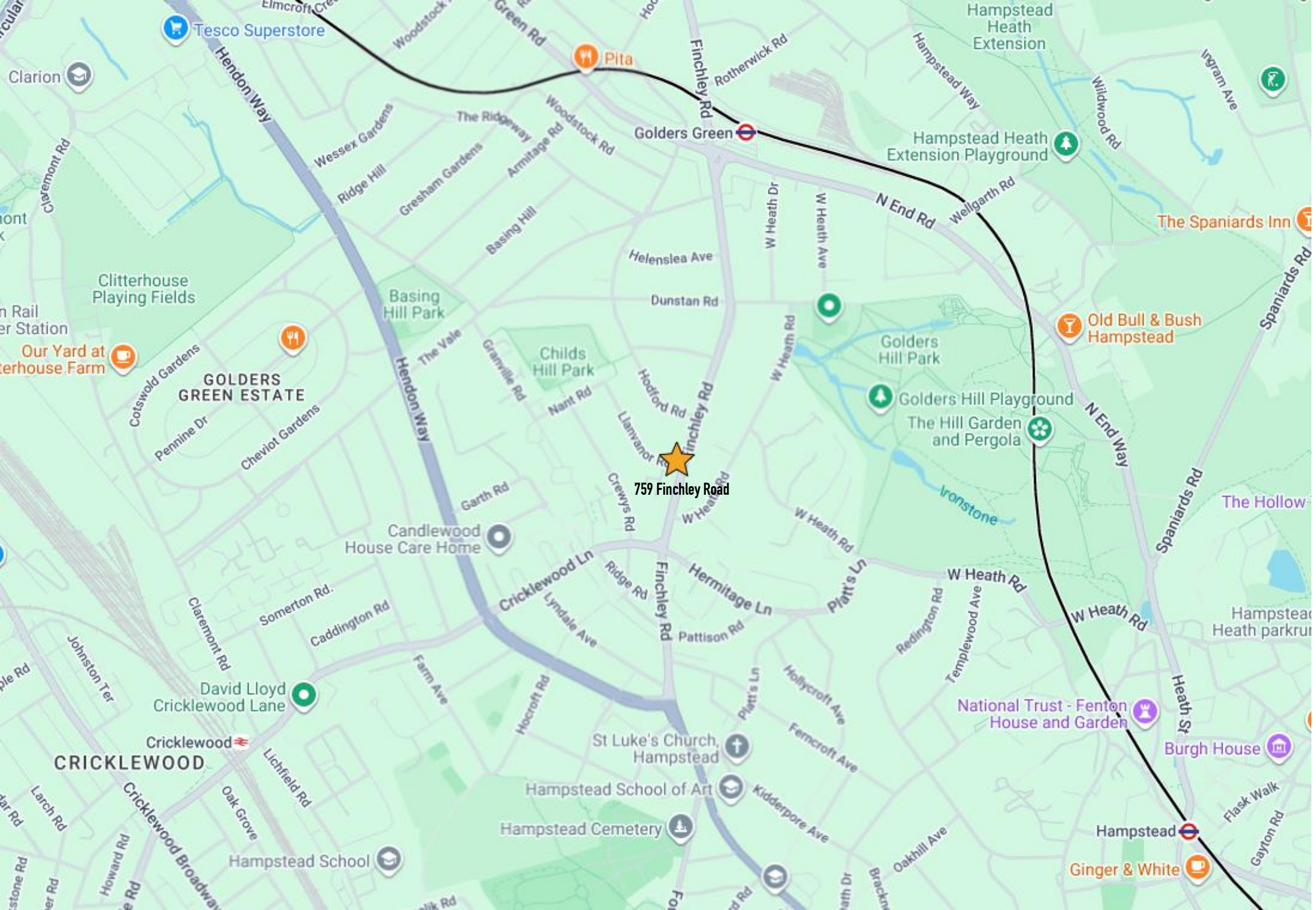
LEGAL COSTS

Each party to bear their own legal and other costs.

EPC

The premises currently have a B rating (49) which a new tenant would be required to at least maintain.





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