



## Finchley Road, Hampstead NW3 £24,000 Per Annum Subject to contract

A prominent retail unit on an extremely busy thoroughfare, in Prime North West London.

The front retail area comprises circa 800 sq ft and boasts high ceilings, floor to ceiling window display with wide frontage, giving good natural light.

Available Now

## Property Overview

Overall Size -- 800 sq ft

Depth --

Width --

Lease -- 10 Years from 2017

Premium -- nil

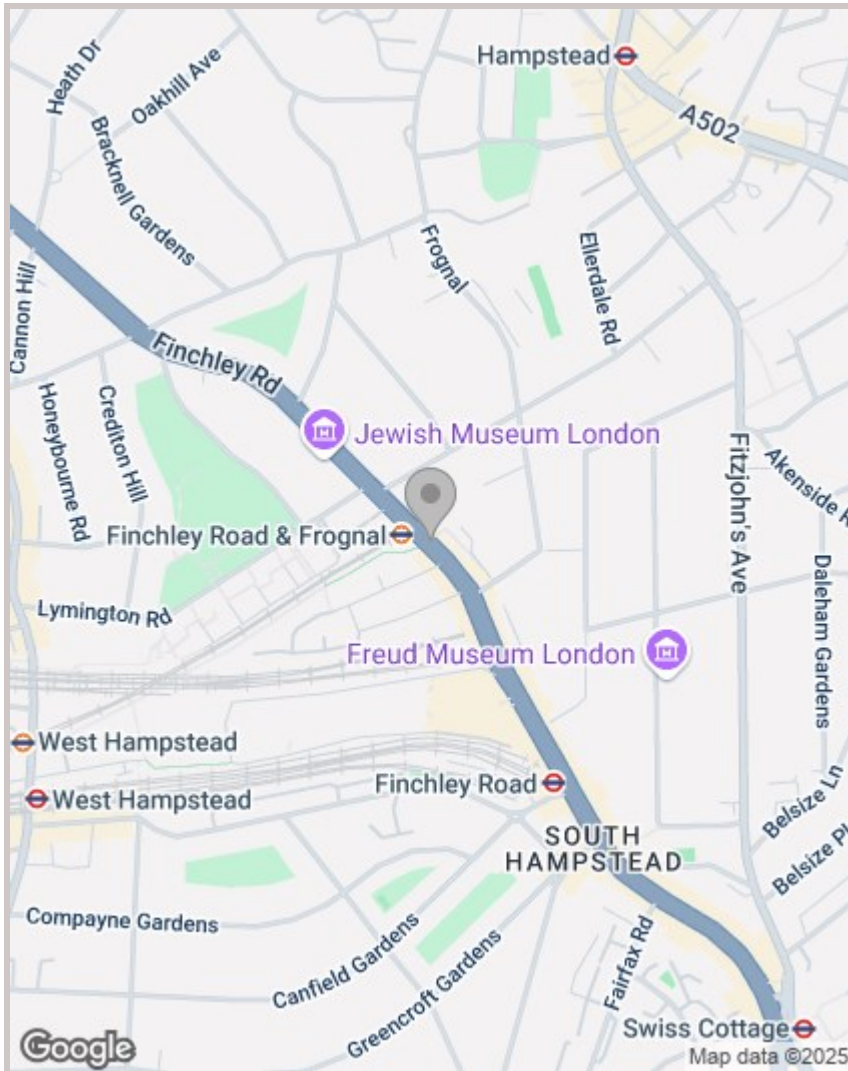
Rateable Value -- £20,500 ( x 0.499p ) = £10,045 Payable

Use Class -- E - formally A1

Council -- Camden

EPC -- B

- Low Rent for quick Let
- Prime Location
- Affluent Area
- ( renewable Lease Guaranteed ) Inside the Landlord and Tenant Act
- Open Plan Making for Low Cost Refurbishment
- No Premium
- Large Frontage
- Great Transport Links
- Next to Bus Stop
- Class E use



### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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We are members of



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