



132 FINCHLEY ROAD

London NW3 5HS

TO LET

GROUND & LOWER GROUND FLOOR SPACE

SUITABLE FOR RETAIL, LEISURE, MEDICAL ETC.

GROUND & LG FLOOR
1,376 SQFT



LOCATION

Situated on Finchley Road, opposite the O2 Shopping Centre, the unit is surrounded by major retailers, including Sainsbury's, BoConcept, Vue Cinemas, Virgin Active, Waterstones, Wagamama, Aldi, and Flying Tiger Copenhagen.

Finchley Road Station (Jubilee and Metropolitan lines) is approximately 125 meters away, while Finchley Road & Frognal Station (Overground) is about 300 meters away. The area is also served by bus routes 13, 113, 187, 268, and N113.

Limited on-street parking is available for 30 minutes between 10 AM and 4 PM, with additional time-limited parking behind Sainsbury's at the rear of the O2 Centre.



DESCRIPTION

Located on the sought-after Finchley Road, this former arts and crafts shop offers ground and lower ground floor space. The unit features high ground-floor ceilings, timber flooring, an internally demised WC, and rear access. The lower ground floor includes two former bank vaults, reflecting its past use as a bank and jeweller.

FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
Ground & Lower Ground Floor	1,376	£47,500	£16,308	TBC	£63,808

Floor Breakdown

Floor	Ground Floor	Lower Ground Floor
Size (sq. ft.)	1,144	232

AMENITIES

- Prominent Retail Frontage
- Excellent floor to ceiling heights on the ground floor
- Internally demised WC
- Rear access
- Timber flooring on the ground floor
- Two former bank vaults in the lower ground floor

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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FOR FURTHER INFORMATION CONTACT:

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

RIB

ROBERT IRVING BURNS