

To Let

# 136-138 FINCHLEY ROAD

LONDON, NW3 5HS

2 RETAIL OPPORTUNITIES

SUITABLE FOR CLASS E  
(RETAIL, SHOWROOM, MEDICAL, OFFICE ETC)

GROUND FLOOR  
1,095 - 2,190 SQ.FT.



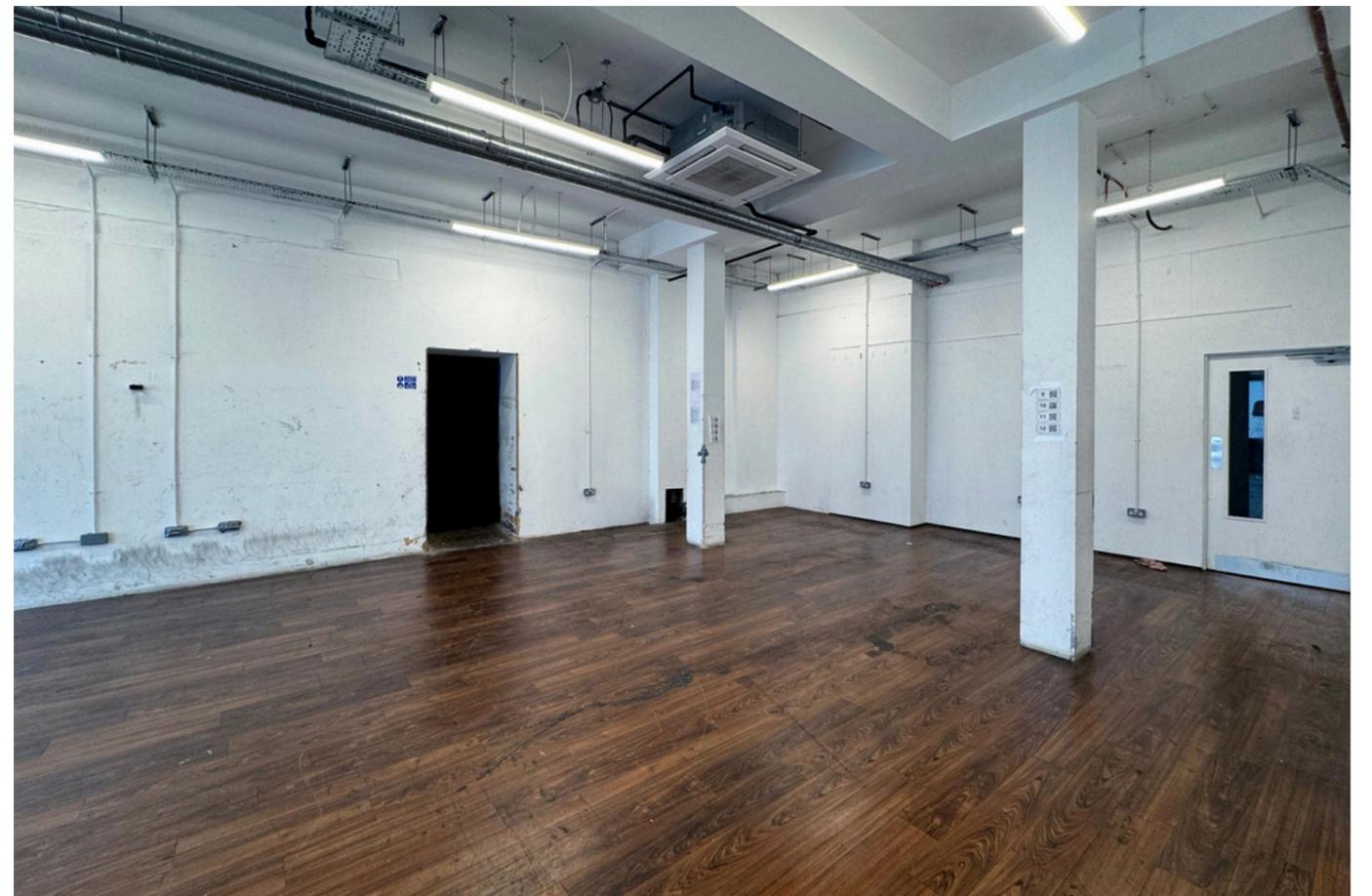
# DESCRIPTION

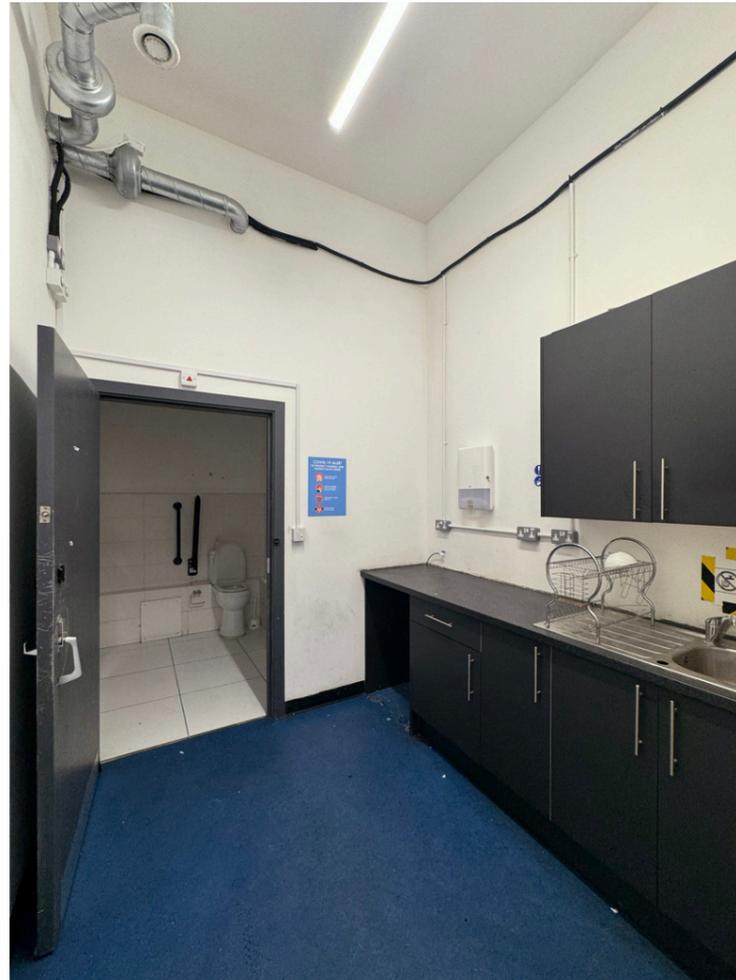
The premises is currently in stripped back condition and has been whiteboxed. The opportunity is arranged over ground floor and there are 2 remaining retail units that have been knocked together to create one larger retail premises. These can be taken together or separately.

The premises can be taken on a variety of sizes starting from 1,095 sq. ft. to a total of 3,285 sq. ft.

There is WC presently in situ, LED lighting and a comfort cooling system throughout (not tested) There are 2 separate entrances and good ceiling height throughout.







# AMENITIES

Max Ceiling Hight: 3.69m

Min Height: 2.67m

1 x WC

Comfort Cooling Throughout (Not Tested)

2 x Entrances

Flexible Size Opportunity

Fitted Kitchen

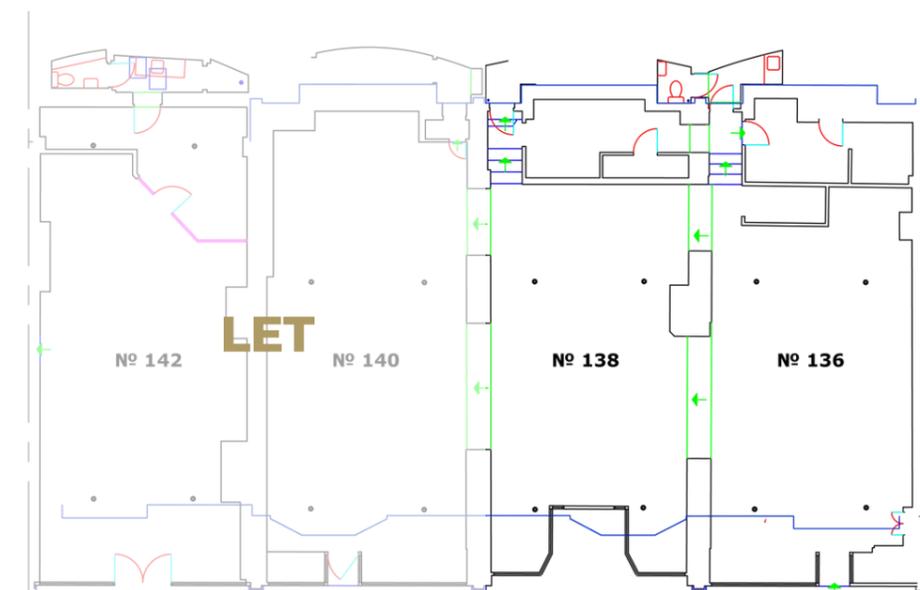
Airflow System (Not Tested)

# FINANCIALS

	136	138	TOTAL
<b>Size (sq.ft.)</b>	1,095	1,095	2,190
<b>Quoting Rent (p.a.) excl.</b>	£42,500	£42,500	£85,000
<b>Service Charge</b>	TBC	TBC	TBC
<b>Estimated Rates Payable (p.a.)</b>	£12,010	£12,010	£24,020
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£54,510</b>	<b>£54,510</b>	<b>£109,020</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# FLOOR PLANS



Not to scale.

# LOCATION

Situated on Finchley Road, opposite the O2 Shopping Centre, with nearby occupiers, including Sainsburys, BoConcept, Vue Cinemas, Virgin Active Health Club Waterstones, Wagamama, Aldi and Flying Tager Copenhagen.

Time limited parking is available on street for 30 mins between 10am - 4pm. There is also a time limited car park behind Sainsbury's, located at the rear of the O2 Centre.

Finchley Road Station (served by London Underground Jubilee and Metropolitan line services) is approximately 125 metres away, as well as Finchley Road & Frognal Station (served by London Overground) is approximately 300 metres away and BUS routes 13, 113, 187, 268 and N113.



Terra Terra



O2 Centre



Pizzeria Cosario



Caffè Nero



Pret A Manger

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are 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.

## VAT

The property is not elected for VAT.

## FLOOR PLANS

Scaled floor plans available on request.

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.

## CONTACT US

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# RIB

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