

# Day and Bell



**136 – 142 Finchley Road  
London  
NW3 5HS**

**Shops To Let  
407 sq m (4,381 sq ft)**

**A1, A2, A3, B1 & D1 Use STP**



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**LOCATION:** Situated on the Finchley Road, opposite the O2 Shopping Centre, with nearby occupiers including Habitat, Nandos, Virgin Active Health Club and Wagamama. 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.

**DESCRIPTION:** The premises provide three triple fronted, interconnected ground floor units with two rear stores, and a WC. 142 Finchley Road is also available containing a kitchen, rear store and a WC. Internal access could be created to combine all four units.

**ACCOMODATION:**

AREA	SQ M	SQ FT
136 – 140 Finchley Road	298.05	3,208
142 Finchley Road	108.95	1172
<b>Total Net Internal Area</b>	<b>407.01</b>	<b>4381</b>

**TENURE:** A new full repairing lease is available at a rental of £130,000pax. Lettings of individual units will be considered on terms to be agreed.

**AMENITIES:** Mains water, gas and electricity are believed to be connected to the subject properties and the premises have air conditioning. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition.

**USE:** The properties have been used for A1 Retail purposes and may also be used for A2 Professional Services purposes. In addition, approval may be gained for A3 Restaurant, B1 Office or D1 purposes - Subject to Planning Consent. Applicants should make their own enquiries in relation to the validity of the planning consent for their particular use.

**ENERGY PERFORMANCE CERTIFICATE:** To be assessed.

**RATEABLE VALUE:** 136 – 140 Finchley Road Rateable Value 2019 £84,500. Applicants will need to verify the rates payable with the local authority for 142 Finchley Road.

**COSTS:** Each party to bear their own legal costs.

**CONTACT:** Please contact Anthony Di Maio [anthony.dimaio@dayandbell.co.uk](mailto:anthony.dimaio@dayandbell.co.uk) or Tim Bell [tim.bell@dayandbell.co.uk](mailto:tim.bell@dayandbell.co.uk)

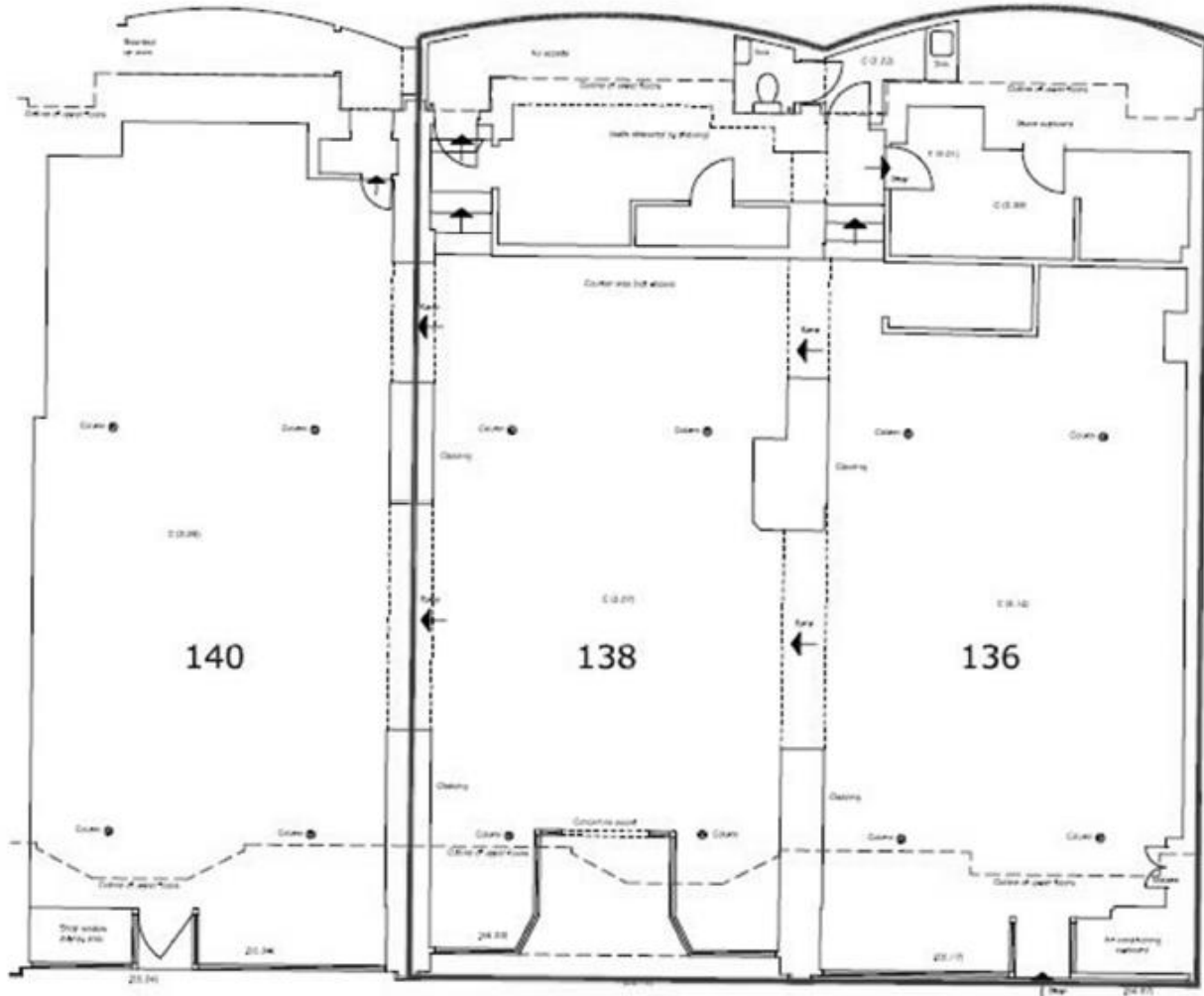








Not to Scale



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