



450 Finchley Road

Hampstead, London, NW2 2HY

## Outstanding Freehold Corner Building on the Finchley Road.

1,615 sq ft  
(150.04 sq m)

- Exceedingly rare Finchley Road location.
- Commercial tenant in place for over 22 years.
- Generating an income of £51,250 per annum.
- First time to the market for 40 years.
- Attractive Capital Value at £557/sq ft.
- Subject to the occupying tenancies.

# 450 Finchley Road, Hampstead, London, NW2 2HY

## Summary

<b>Available Size</b>	1,615 sq ft
<b>Price</b>	£900,000.00
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (54)

## Description

This highly impressive mixed-use commercial property on the Finchley Road is set over 4-levels and is fully occupied. Set on a particularly prominent corner location, the property enjoys a superior frontage that has been utilised well by the commercial tenant for over 22 years.

Above this are two residential (C3) dwellings, one having being sold off and currently producing a ground rent of £250 per annum. The other flat has been retained by the seller and is tenanted producing an income of £23,400 per annum. The property is offered as a single investment or as part of a company sale to include two additional freeholds, further details available upon request.

## Location

Located in a strong position on the ever-busy Finchley Road acting as an arterial route towards Marylebone & The West End. Golders Green underground station, Cricklewood Thameslink and a number of bus routes are on the doorstep. Hampstead Heath is also a stones throw away providing one of the paramount locations for outdoor leisure in London.

## Terms

**Title and Tenure:** The Freehold Interest is offered for sale subject to the occupying tenancies. Title Number: MX230029.

**Rateable Value:** Interested parties are advised to make their own enquiries with the Local Authority (Camden Council).

**Gross Internal Area:** Approx. 1615 sq ft.

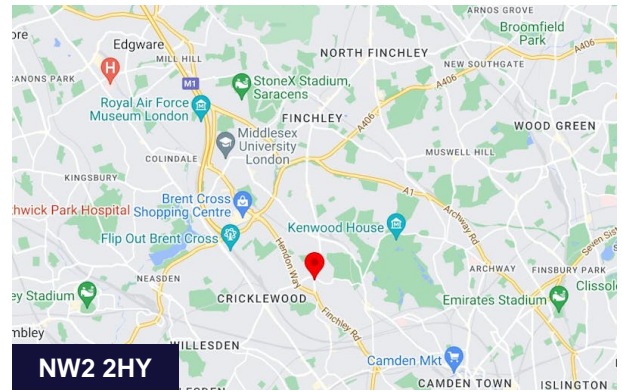
**Method of Sale:** The site will be sold by way of Private Treaty.

**VAT:** To be confirmed.

**Viewings:** Strictly through joint agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

**EPC:** Available on request.

**Guide Price:** £900,000 subject to contract.



## Viewing & Further Information



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