

We are pleased to market this excellent investment opportunity in Hampstead.



The property is the ground floor lock up unit on the North side of Canfield Gardens, between its junctions with Canfield Place and Broadhurst Gardens.

The property is for sale on a long lease with 80 years remaining.

The unit is let on an FRI, 20-year lease from April 2017, with rent reviews in every 5th year. The next rent review is in 2027, and the current rent is £25,000.

Location:

Canfield Gardens is situated on the west side of the very busy Finchley Road (A41), between Finchley Road underground station and a large Waitrose. Hampstead is an affluent and desirable area in North London, just 3 miles from central London.

Finchley Road Station is just 50 meters from the property, providing good

transport services via the Jubilee and Metropolitan lines.

Occupiers in the immediate vicinity include Pret a Manger, Tortilla, Subway, Waitrose and the O2 shopping.

PROPERTY SUMMARY :

- Leasehold – 80 years
- Total NIA 26.2 sqm/ 282 sq ft
- Passing rent £25k
- Not subject to VAT.

