

Lot 32, 8 Canfield Gardens, Hampstead, London, NW6 3BS

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Central London Retail Investment

- Highly affluent central London suburb
- Busy and attractive building adjacent to Finchley Road underground station
- Located off of Finchley Road in Hampstead
- VAT free investment
- Neighbouring occupiers include, Pret a Manger, Tortilla, Subway, Waitrose and the O2 shopping and entertainment centre

Lot

32

Auction

27th March 2025

Rent

£25,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north-west of Regent's Park, 3 miles north-west of the West End of London

Roads

A41, A406, M1, A1

Rail

Finchley Road, West Hampstead and Kilburn Underground Stations and West Hampstead Thameslink

Air

London Heathrow Airport

Situation

Canfield Gardens is situated on the west side of the very busy Finchley Road (A41), between Finchley Road underground station and a large Waitrose. The property is situated on the north side of Canfield Gardens, between its junctions with Canfield Place and Broadhurst Gardens. Neighbouring occupiers include, Pret a Manger, Tortilla, Subway, Waitrose and the O2 shopping and entertainment centre

Tenure

Long Leasehold. Held for a term of 80 years from Completion of the Sale at a fixed Peppercorn rent.

Description

The property comprises a ground floor lock up shop which forms part of a larger building.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Completion Period

6 weeks

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
8	Ground	Retail	26.20	(282) (1)	INDIVIDUAL t/a Dany's Barber	20 years from 17/04/2017	£25,000	2027 and 5 yearly

(1) The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/back-to-list-valuations> .

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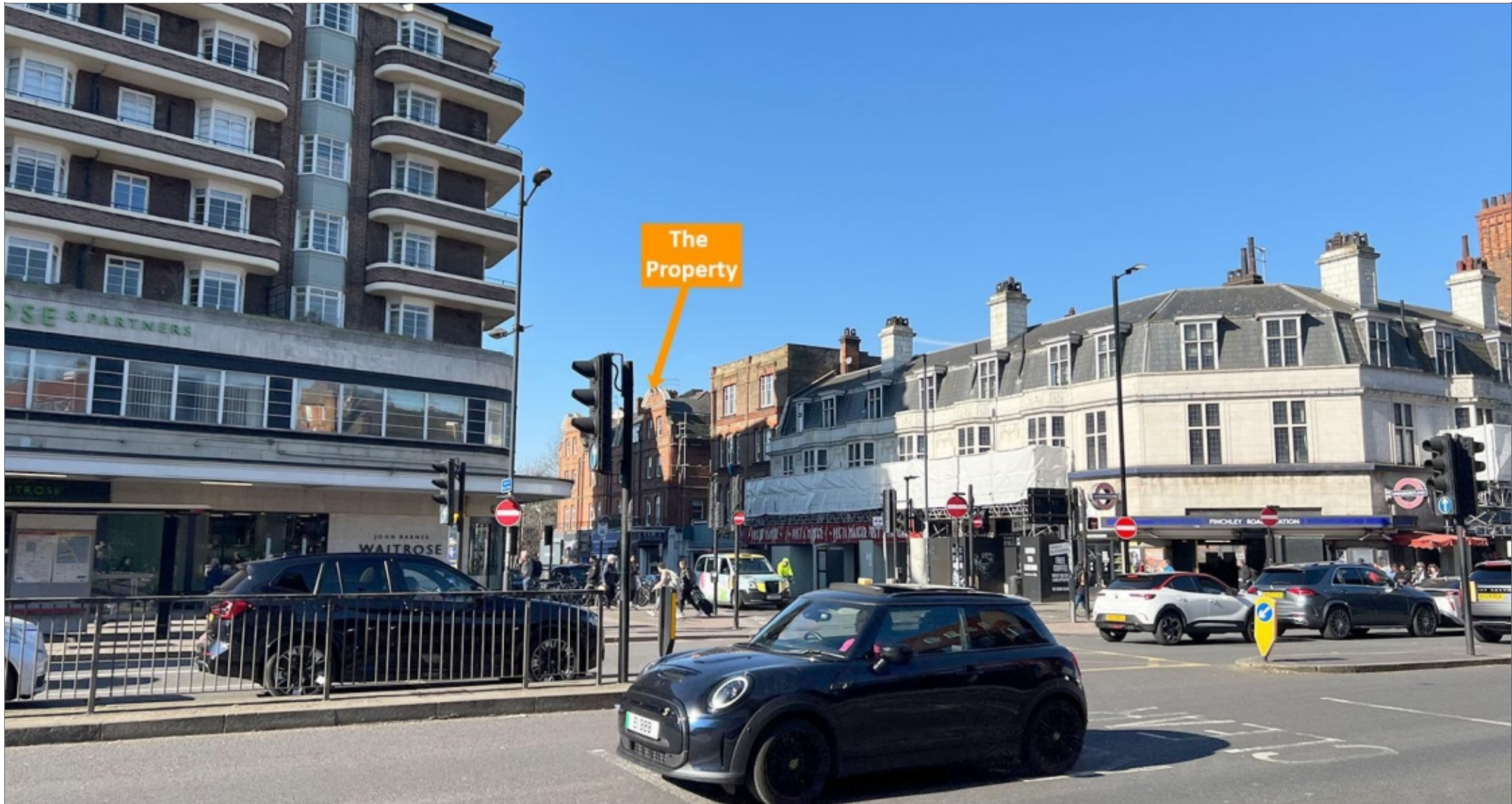
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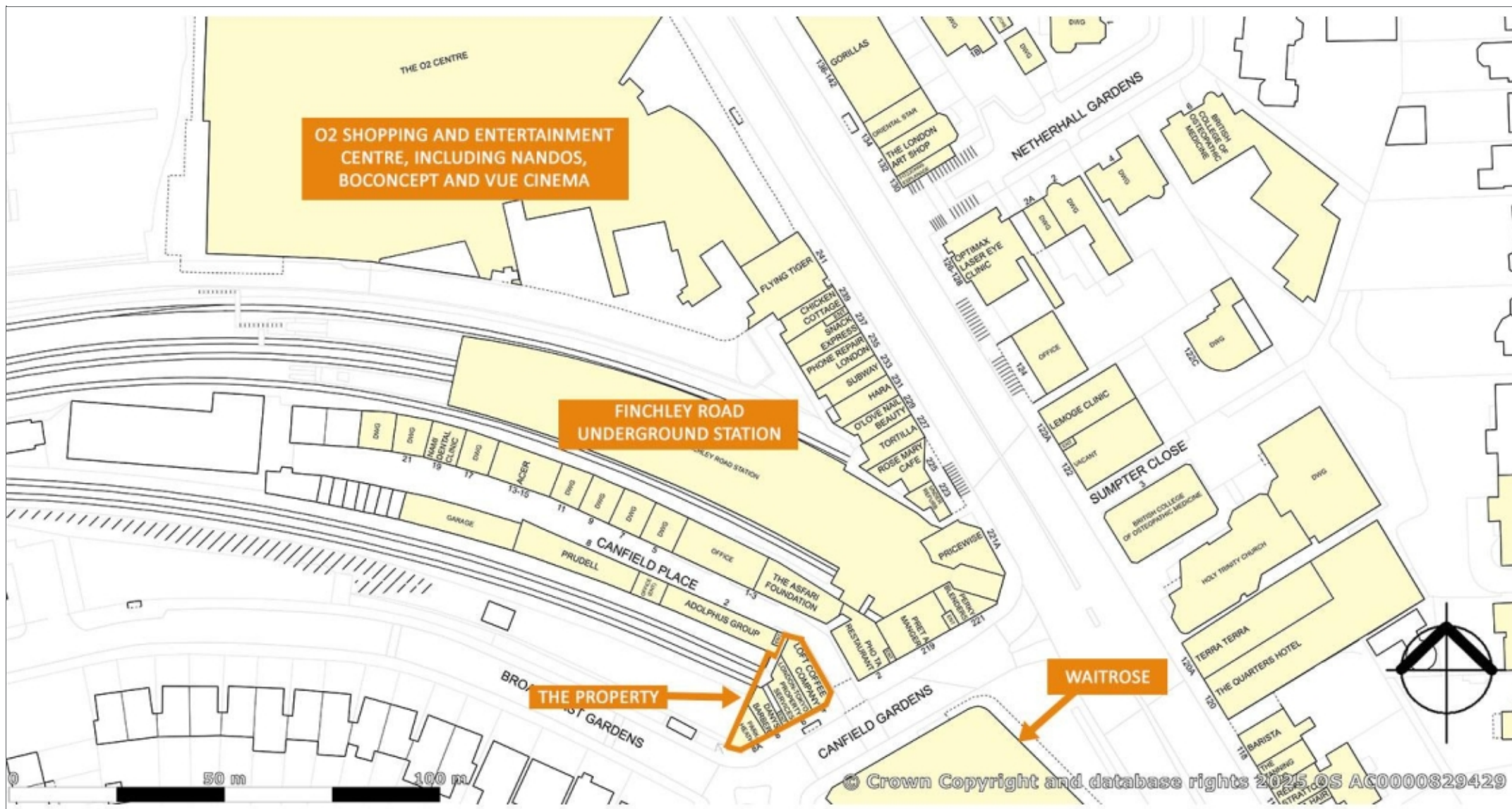
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2024