

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For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)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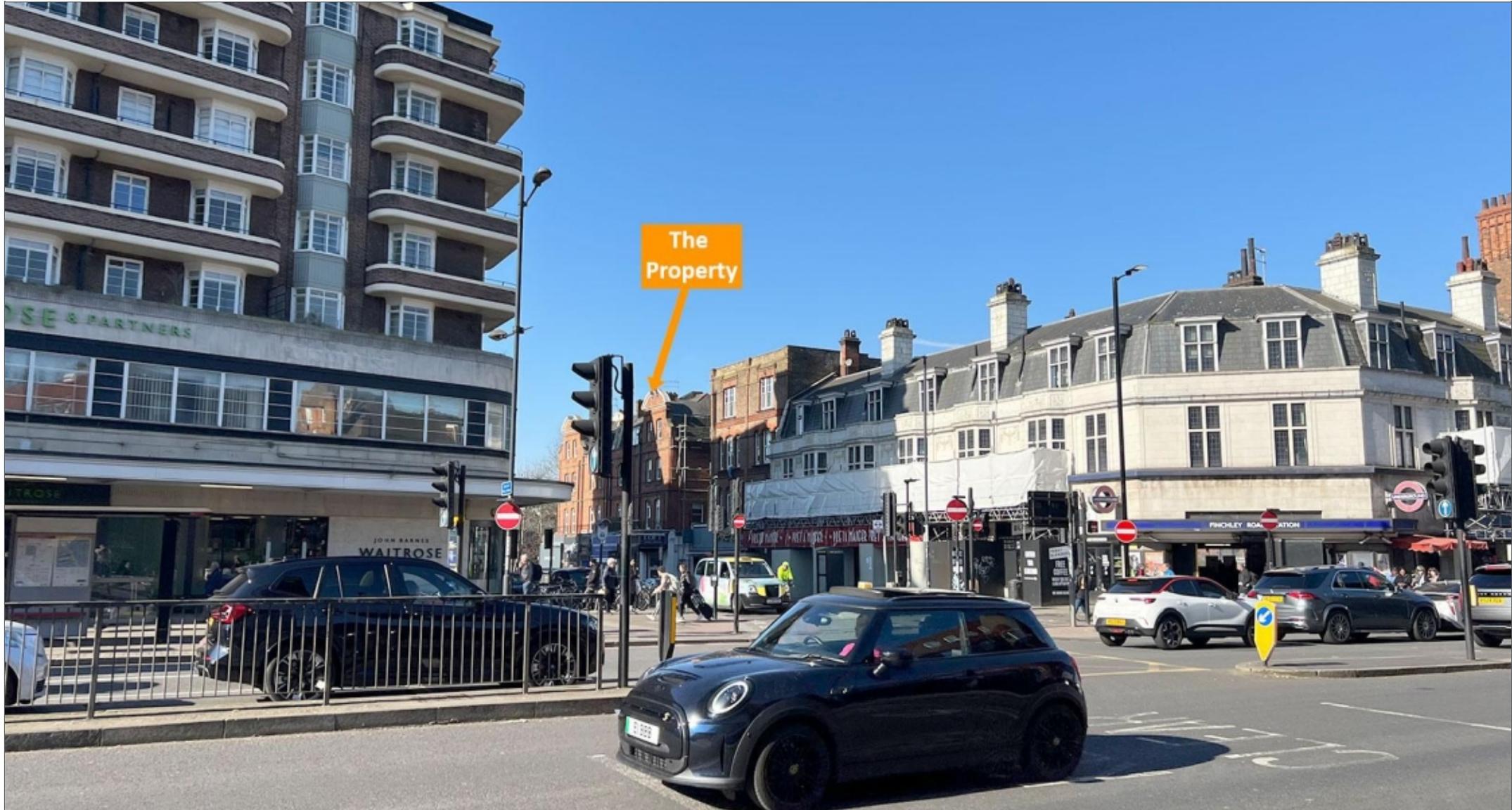
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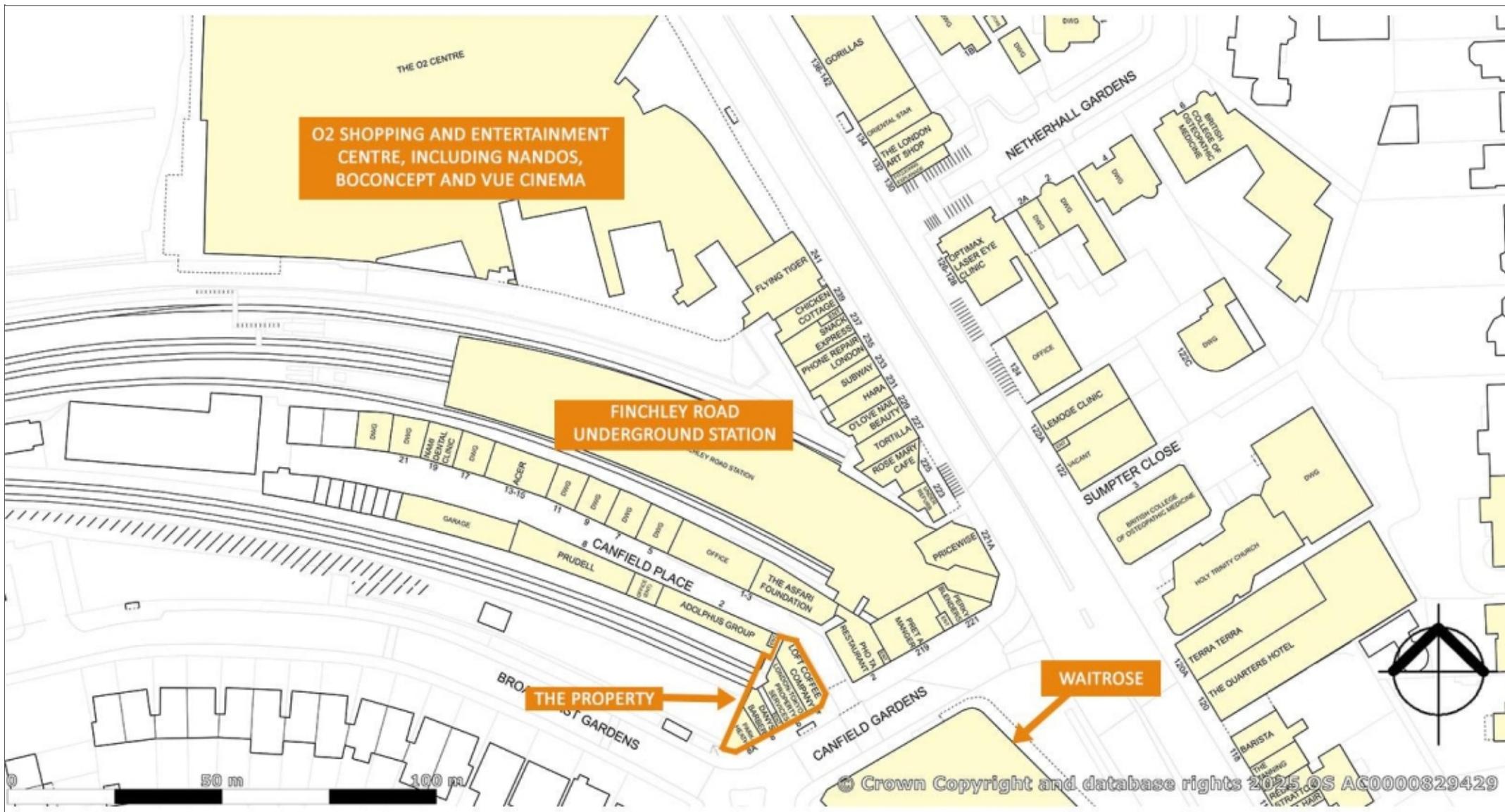
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## Contacts

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