

# Lot 32, 4 to 8a 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For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)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

£25,250 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 from the London Borough of Camden for a term of 125 years from 16/07/1981 at a current rent reserved of £400 per annum exclusive.

### Description

The property comprises a ground floor lock up shop which forms part of a larger building and includes three other retail units and nine flats. The flats have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

Not available

### 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)
4	Ground	Retail	68.20	(734)	LOFT COFFEE COMPANY LIMITED (CRN: 08222023)	84 years from 29/11/2022	£100	(13/07/2106)
6	Ground	Retail	52.80	(568)	CAMURE LIMITED t/a Dry Cleaners	120 years from 29/09/1982	£150	(28/09/2102)
8	Ground	Retail	26.20	(282)	INDIVIDUAL t/a Barbers	20 years from 17/04/2017	£25,000	2027 and 5 yearly
8A	Ground Mezzanine	Retail	26.67 25.10	(287) (270)	INDIVIDUAL t/a Parkheath Estate Agents	99 years from 25/03/1998	Peppercorn	(24/03/2097)
Flat A Flat B,C,D Flat E (1,2&3)	Second Third First	7 x Residential flats			INDIVIDUALS	6 individual leases expiring 28/09/2192 (1)	Peppercorn	(28/09/2192)
Flat 5 Flat 6	Second	2 x Residential flats			INDIVIDUAL	2 individual leases expiring 2106 to be granted from completion of the sale	Peppercorn	
<b>Total approximate commercial floor area</b>			<b>198.70 (2)</b>	<b>(2141)(2)</b>			<b>£25,250</b>	

(1) Flat E (1,2 & 3) are let until 02/08/2102

(2) 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> .

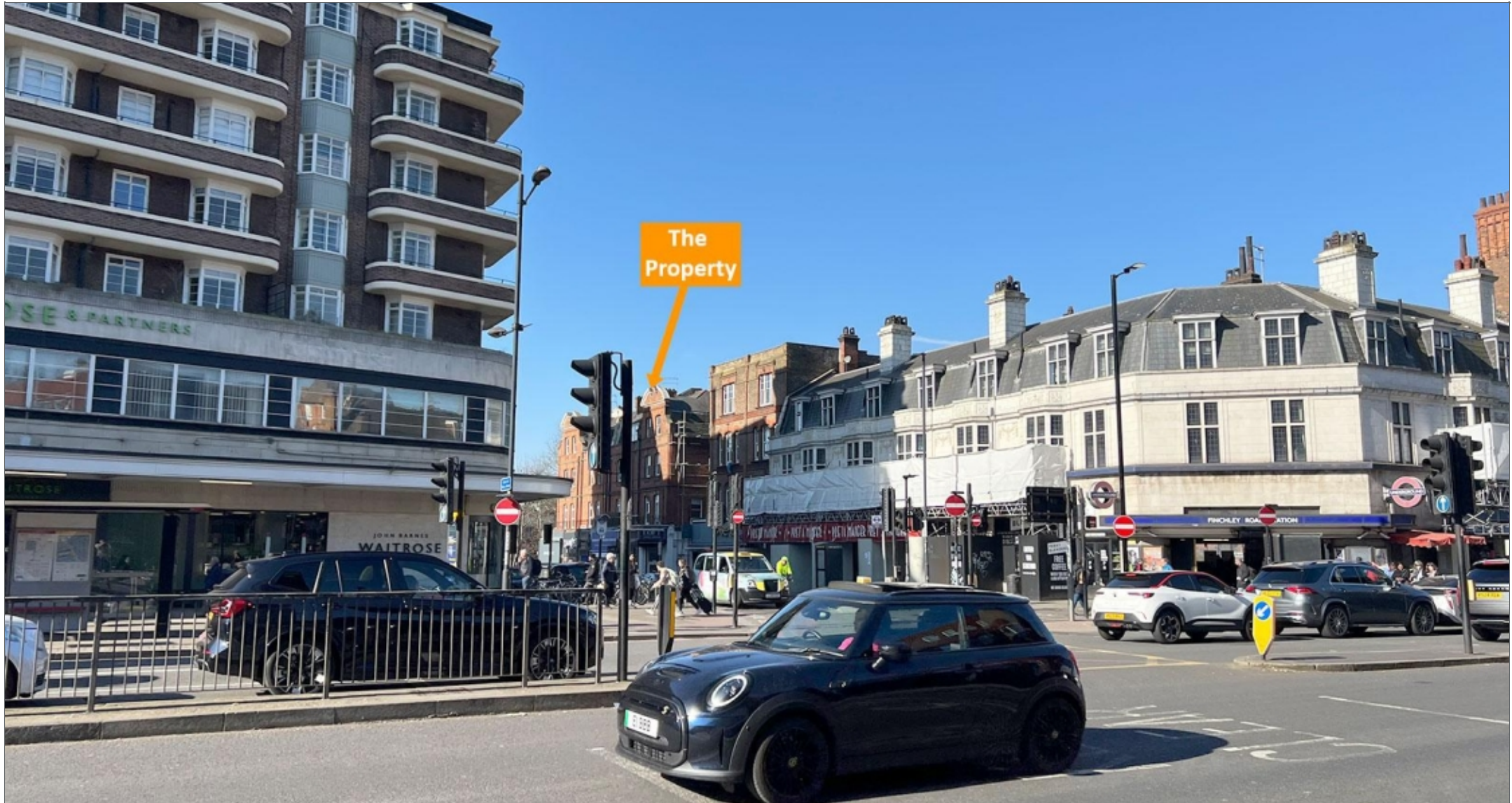
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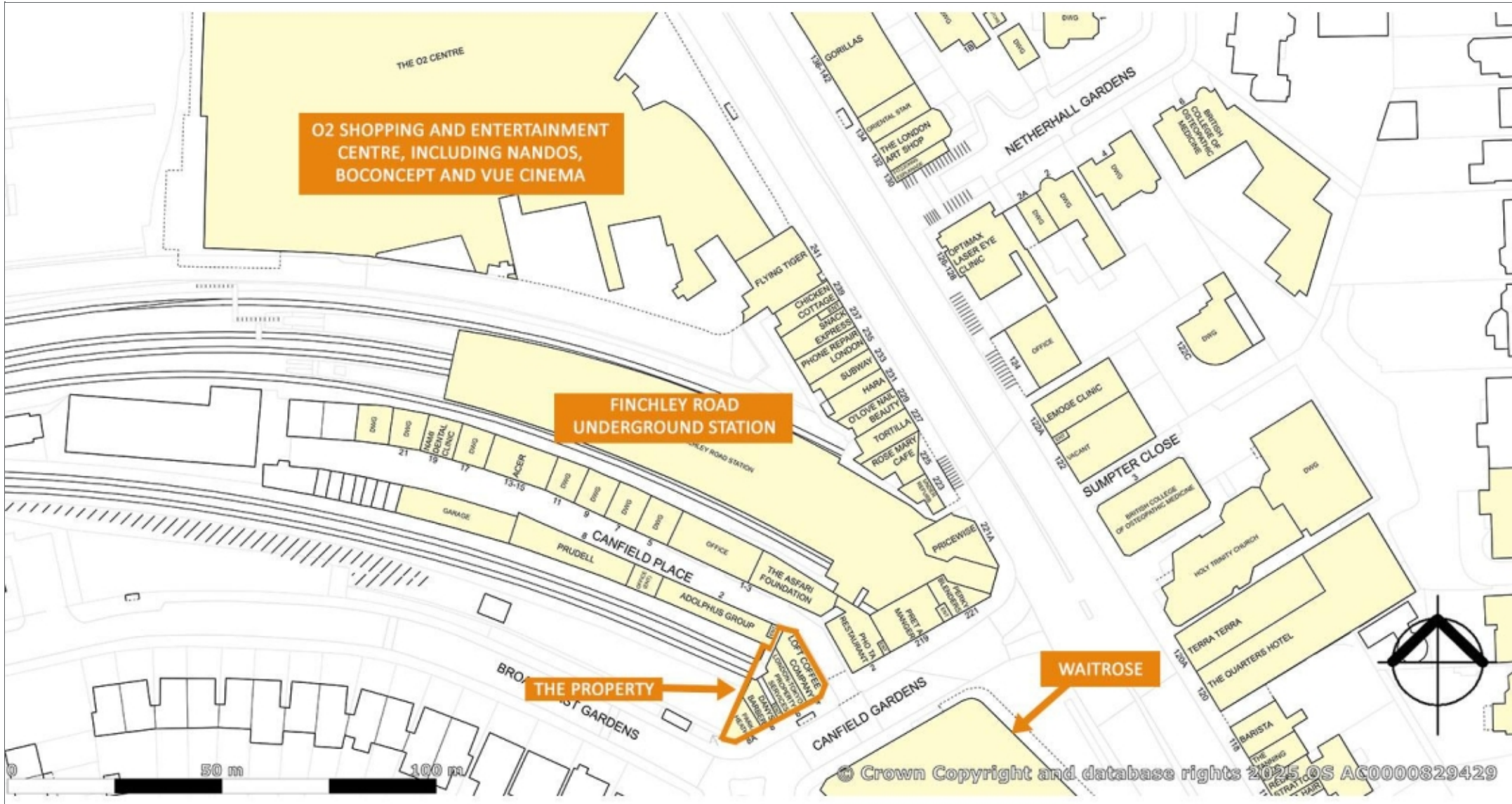
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## Contacts

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2024