

# To let

Lock up Shop,  
Finchley Road, NW3

Finchley Road is a London Underground station at the corner of Finchley Road and Canfield Gardens in the London Borough of Camden, North London. It is on the Jubilee line, between West Hampstead and Swiss Cottage and on the Metropolitan line between Baker Street and Wembley Park. The immediate surrounding occupiers consist of Perky Blenders, Pret a Manger and a newsagent within the station, a fruit and flower stall sit at the station entrance, and a Waitrose superstore across the road.

The unit has been stripped out and is in good condition. The unit has a great glass frontage, and is situated closest to the ticket barriers on entry and exit. The unit is suited for dry use operators.



The TfL Property Company

## Zone 2

Metropolitan Line

**7.45 million**  
Annual Station Footfall

## To let

Finchley Road Station

165 sq ft of commercial space available.





#### Description:

The unit has a straightforward configuration arranged over ground floor. The unit has been stripped out and has glass frontage.

#### Unit Size:

**Ground** 165 sq. ft. (16 sq. m.)

#### Services:

Power only

#### Usage:

Dry uses due to no water and drainage

#### Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

#### Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

Each party is to be responsible for their own legal costs.

#### Offers:

Interested parties will be expected to provide a full business case with financials.

#### ALL ENQUIRIES:

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 **CUSHMAN & WAKEFIELD**

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