

From: David Iny [REDACTED]
Sent: Tuesday, December 4, 2018 2:59 PM
To: 'Oosman Dadabhoy' [REDACTED]
Subject: 287 Finchley Road London NW3

Appendix A

Hi Oosman

Further to your email last week, we were initially instructed to market the property by the previous tenants, Noah's Ark Children's Hospice in November 2017. We began marketing of premises online and we also erected a board above the shop. The premises were being marketed at an asking rent of £23,500pa We had numerous enquiries but no offers.

In and around March 2018 the Landlord agreed to take back the property from the charity as the shop was now costing the Charity money to run and operate it. It was losing money.

From our records I note that we agreed terms for 287 Finchley Road with the property completing on 13th August 2018. As you are aware the property remained on the market still whilst legal process was in hand but had no viewings or offers.

For your information 281 Finchley Road was also on market previously in 2017 ,this unit was let but I understand could be coming back to market due to poor trading conditions.

We are also marketing 297 Finchley Road, details attached, we were instructed to commence marketing in August 2018, but with only one offer to date. This property was previously marketed by another agent with no success.

If you require any further information please do not hesitate to contact us.

Kind regards

David Iny
[REDACTED]

Draft Particulars Only

GROUND FLOOR & BASEMENT
A1 RETIAL UNIT
TO LET

**297 FINCHLEY ROAD
LONDON NW3**



Location

Located on western side of Finchley Road (A41) between Rosemont Road and Lithos Road, within easy reach of Frognal Mainline and Finchley Road Stations.

Description

The property is arranged over ground and basement levels and is approx. 1,295 sqft over both levels, offering good height as well as prominent frontage onto Finchley Road. The property benefits from kitchenette, WC's electric roller shutter and rear access.

Although property has existing A1 retail consent, Landlords would consider other uses subject to ingoing tenants obtaining necessary consents.

Ground Floor	696sqft	64.7sqm
Lower Ground Floor	599sqft	55.6sqm
Total NIA	1,295sqft	120.3sqm

Terms

- Lease:** A new lease available to be outside Landlord and Tenant Act 1954, terms to be agreed.
- Rent:** £29,500pax
- Premium:** N/a
- EPC:** Band D
- Rates Payable:** We understand rates payable for current financial year to be £10,019. We would advise all interested parties to make their own enquiries either directly with London Borough of Camden or via www.voa.gov.uk
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** Via Owners Agents, Grovelands 020 8731 9777
www.grovelands.net

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