



Planning Statement

Planning Application

Change of Use from A1 (Shops) to D2 (Assembly and Leisure)
136-142 Finchley Road, London NW3 5HS

DLA Ref: 20/047
February 2020

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to a planning application for the change of use from A1 (Shops) to D2 (Assembly and Leisure) at 136-142 Finchley Road, London NW3 5HS.

1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7 and which are summarised below at paragraph 1.3.0.

1.3.0 Summary

- The proposal represents a significant opportunity to support the viability and vitality of the secondary shopping frontage within the Finchley Road Town Centre, as well as bringing vacant premises back into use.
- The gym/spa/wellness facility could play a positive role in promoting the importance of participating in sport and physical activity as a means of improving health and wellbeing in Camden.
- The proposed use would not cause harm to the adjoining residential units and measures would be taken to avoid any issues of noise and disturbance.
- The site is in a highly accessible location close to public transport links and would be a car-free development. The proposed Change of Use would not result in any material increase in the level of traffic generation or adverse impact on the highway network.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The application site is located on the east of Finchley Road (A41), close to its junction with Blackburn Road. Finchley Road Station is located approximately 130m to the south of the site and which provides Jubilee and Metropolitan underground services.



Figure 1: Location of the application site

2.2.0 Application Site

2.2.2 The application site comprises 136-142 Finchley Road, which is currently operating as a Class A1 retail use. The premises are located entirely on the ground floor with residential flats located on the upper three floors and within in the converted roof space. Nos. 136-140 are three interconnected units with an internal area of 298.05 square metres. No. 142 is a separate unit with an internal area of 108.95 square metres.

2.3.0 Context

2.3.0 Properties in the immediate area are generally mixed use with commercial uses on the ground floor and residential uses above. The list below demonstrates the range of Town Centres uses:

- Optimax Laser Eye Clinic (D1 Non-residential institutions);
- Fitzjohns Esplanade (A2 Financial and professional services);
- The London Art Shop (A1 Shops);

- Oriental Star (A3 Hot food takeaways);
- Bathstore (A1 Shops);
- Siematic (A1 Shops);
- Mayfield Design (A1 Shops)
- Excel Property (A2 Financial and professional services);
- Executive Clean (A1 Shops);
- All Aboard (A1 Shops); and
- Holiday Inn Express (C1 Hotels)

2.4.0 **Proposals Map Notation**

2.4.1 The application site is located within Finchley Road/Swiss Cottage Town Centre. It also forms part of the Secondary Shopping Frontage, as highlighted on Map 82 of the Policy Map Alterations (June 2017). The application site is located within the Fitzjohns/Netherhall Conservation Area.

2.6.0 **Accessibility**

2.6.1 The site has an excellent Public Transport Accessibility Level (PTAL) rating of 6a. There are various bus routes operating within close proximity of the site, as well as London Underground and National Rail links running from Finchley Road and Finchley Road & Frognal. Both stations are within 300m of the site.

3.0 RELEVANT PLANNING HISTORY

3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Figure 3.1.0 below.

LPA Ref	Proposal	Outcome
2020/0073/NEW	Change of use of ground floor premises from retail (Class A1) to Use Class D2 (Assembly and Leisure)	Withdrawn
2020/0071/NEW	Change of use of ground floor premises from retail (Class A1) to Use Class D2 (Assembly and Leisure)	Withdrawn
2019/6068/P	Change of use of ground floor premises from retail (Class A1) to restaurant (Class A3).	Withdrawn
2019/6066/P	Change of use of ground floor premises from retail (Class A1) to leisure (Class D2)	Withdrawn
2007/3055/A	Display of three internally illuminated fascia signs and two internally illuminated projecting signs to existing retail unit.	Granted – 27/07/2007
PW9902899	Retention of three new shopfronts, including the installation of an external roller shutter blind over the entrance doors of the central shop unit, As shown on drawing numbers; 902/1, 2D, 3C, 4 and one unnumbered drawing of shutter design.	Granted – 28/02/2000
AW9902900	Retention of three internally illuminated fascia signs, As shown on drawing numbers; 902/2A and one unnumbered photograph of the front elevation.	Granted – 28/02/2000
PW9902636	The change of use of the ground floor from retail [Class A1 in the Town & Country Planning (Use Classes) Order 1987] to a bar (Class A3 in the same Order), As shown on drawing;	Granted – 10/02/2000

AA50799/b and letter dated 24th
January 2000.

9101326 Change of use and works of Granted – 18/03/1993
conversion from a car show- room to
a restaurant within Class A3 together
with the installation of a new
shopfront and the erection of a
kitchen extract flue on the rear
elevation as shown on drawing no FR
01 and 02A and FR10 as revised on
25.06.92 02.09.92

9100313 The change of use from a car Withdrawn
showroom to a A3 food and drink
outlet.

4.0 POLICY CONTEXT

4.1.0 National Planning Policy Framework (2019)

4.1.1 The National Planning Policy Framework (NPPF) 2019, sets out the Government's planning policies for England. The following sections are considered directly relevant:

- Achieving sustainable development (Section 2);
- Building a strong, competitive economy (Section 6);
- Ensuring the vitality of the town centres (Section 7);
- Promoting healthy and safe communities (Section 8); and
- Promoting sustainable transport (Section 9);

4.1.2 The National Planning Policy Guidance contains detailed guidance on the application of the NPPF and is a material consideration in the decision-making process.

4.2.0 The London Plan (July 2016)

4.2.1 The London Plan sets out the overall strategic plan for London, providing an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The Boroughs' local development documents are required to be in general conformity with the London Plan, which is also legally part of the development plan that has to be taken into account when planning decisions are taken in any part of London unless there are planning reasons why it should not.

4.2.2 This document has been consolidated with all the alterations to the London Plan since 2011.

4.2.0 Camden Local Plan (2017)

4.2.1 Camden Local Plan was adopted by the Borough on 3rd July 2017 and sets out the Council's planning policies, which replaced the Core Strategy and Development Policies planning documents. The following Local Plan Policies are considered to be relevant:

Policy No.	Title
Policy C1	Health and wellbeing
Policy C3	Cultural and leisure facilities
Policy E1	Economic development
Policy A1	Managing the impact of development
Policy D1	Design
Policy D2	Heritage
Policy D3	Shopfronts
Policy TC1	Quantity and location of retail development
Policy TC2	Camden's centres and other shopping areas

Policy TC4	Town centres uses
Policy TC5	Small and independent shops
Policy T1	Prioritising walking, cycling and public transport
Policy T2	Parking and car-free developments

4.4.0 **Supplementary Planning Guidance / Documents**

4.4.1 The following Supplementary Planning Guidance are relevant to this application:

- CPG1 Design
- CPG5 Town Centres and Retail
- CPG6 Amenity

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Use

5.1.1 The proposal is for the change of use from Class A1 to Class D2 to provide gym/spa/wellness facility. The proposed hours of use are as follows:

- Monday to Sunday – 06:00-22:00

5.2.0 Layout

5.2.1 Internal changes are proposed to facilitate the use of the premises as a gym/spa/wellness facility.

5.3.0 Appearance & Scale

5.3.1 No major changes are proposed to the external appearance of the building. Window displays would be maintained, and signage will be made part of a separate application.



Figure 2: Proposed streetscene elevation

5.4.0 Landscaping

5.4.1 There is no landscaping at the site.

5.5.0 Access

5.5.1 No parking is available at the site; however, the site is located on a bus route with bus stops nearby and is in easy walking distance to London overground and underground services. The site also has a PTAL rating of 6a.

6.0 **PLANNING CONSIDERATIONS**

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Design
3. Amenity
4. Transport & Accessibility

6.1.0 **Issue No 1: Principle – Retail and Other Town Centre Uses**

- 6.1.1 Paragraph 85 of the NPPF states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaption. The National Government recognises the importance of Town Centres as a focal point for community activity, as well as their role in providing character and identity to local areas. In essence, National Policy seeks to maintain and protect their long-term viability and vitality.
- 6.1.2 Policy TC2 of the Camden Local Plan states that the Council will promote the successful and vibrant centres throughout the Borough to serve the needs of residents, workers and visitors. Further to this, Policy TC2(g) seeks to protect the secondary frontages as locations for shops (A1) together with a broader range of other town centre uses to create centres with a range of shops, services, and food, drink and entertainment uses which support the viability and vitality of the centre. Appendix 4 requires secondary frontages along Finchley Road to provide a minimum of 50% A1 shops in each individual frontage.
- 6.1.3 Similarly, Policy TC4 of the Camden Local Plan aims to ensure that development does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.
- 6.1.4 Policy CS1 stipulates that the Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.
- 6.1.5 Policy CS2 will seek opportunities for new cultural and leisure facilities in major, mixed use developments and support the temporary use of vacant buildings for cultural and leisure activities. Smaller facilities may, however, be appropriate anywhere in the Borough providing they do not have an adverse impact on the surrounding area or the local community.
- 6.1.6 Assessment
- 6.1.7 Map 82 of the Policy Map Alterations (2017) shows that the application site is located within a secondary shopping frontage of the Finchley Road Town Centre. In this section of the secondary frontage – between Nos. 152-130 Finchley Road – there are a total of 10 planning units, containing six A1 Shops and four non-retail units (such as C1, A2 and A3 uses). The uses of the above planning units are:
- No. 130 – Fitzjohns Esplanade (A2 Financial and professional services);
 - No. 132 – The London Art Shop (A1 Shops);
 - No. 134 – Oriental Star (A3 Hot food takeaways);
 - Nos. 136-140 – Bathstore (A1 Shops);

- No. 142 – Mayfield Design (A1 Shops);
- No. 144 – Siematic (A1 Shops);
- No. 146 – Excel Property (A2 Financial and professional services);
- No. 148 – Executive Clean (A1 Shops);
- No. 150 – All Aboard (A1 Shops); and
- Nos. 152-156 – Holiday Inn Express (C1 Hotels)

6.1.8 As such, the current proportion of A1 retail units equates to 60% of the secondary shopping frontage, which sits just above the Council's 50% threshold as set out in Policy TC2.

6.1.9 Whilst the proposal would result in a decrease in the proportion of A1 retail units to 40% of the shopping frontage, it is not considered that this would have an adverse harm on the vitality and viability of the town centre. The marketing report prepared by Day and Bell (Appendix 1) of this report demonstrates that the Nos. 136-140 (formerly the Bathstore) has been marketed since July 2019 and has been vacant since August 2019. No. 142 (formerly Mayfair Design) was subsequently included, in November 2019, as part of a comprehensive marketing campaign to target prospective retailers. The report concludes that the marketing campaign resulted in no tenants wanting to occupy the premises, even with the option of reletting as separate units.

6.1.10 Indeed, in a recent appeal allowed for the change of use from A1 to A2 at 287 Finchley Road (APP/X5210/W/18/3218699), the Inspector concluded that:

"In coming to that view I accept that, by allowing this appeal, it reduces the proportion of retail uses within this secondary frontage to only one third, contrary to the guidance in Appendix 4 of the CLP. However, I consider that an 'other town centre use' in this frontage is preferable to a vacant unit, even though this is now the third estate agents' premises in the parade."

6.1.10 The same principle should be applied to the application site in that it is more preferable to have an 'other town centre use' (such as a D2 Use) in this frontage than a vacant unit that is not contributing to the viability and vitality of the town centre, even if it would result in a situation where the number A1 uses falls below the 50% threshold.

6.1.11 Whilst it is acknowledged that the purpose of the Policy TC2 is to protect the role of retail frontages in town centres, this needs to be balanced with the changing conditions of the retail market, which has shifted in recent years toward a greater variety of occupiers catering to different needs. The marketing report prepared by Day and Bell illustrates the latest RICS 4th Quarter 2019 UK Commercial Property Market Survey, which shows there has been a dramatic decline in demand for shop premises across the UK. It is expected that these trends

are set to continue when coupled with the growth of internet shopping and dominance of large retail parks, such as Brent Cross. The changes to the General Permitted Development Order 2015 (GPDO) have created additional flexibilities, largely in an attempt to react to the changing context of the high street.

- 6.1.13 At a micro-level, it would appear that despite the site's proximity to public transport links, this side of Finchley Road fails to draw sustainable footfall that would make it an attractive and viable location for a retail outlet. In addition, the O2 Centre is situated directly opposite the application site, which provides as a major indoor shopping and entertainment centre on Finchley Road. This also benefits from a large car park (off Blackburn Road) that leads shoppers directly into the building. It is likely that any major footfall would be located on the other side of the road to the application site, with the O2 Centre being the main destination. The marketing report concludes that:

"In view of the feedback received from Camden Council, we made concerted efforts to identify an A1 retail tenant. Some discussions took place, but no business had been identified which wishes to occupy the property. It is hoped that another use class will be permitted, to remove the blight for the area introduced by the steel shuttering installed to prevent the return of squatters. The new occupier will also introduce fresh vitality, employment and services to the area."

- 6.1.14 The application site has drawn more interest from D1/D2 occupiers, which is why the proposal presents a viable opportunity to integrate a gym/health/wellness centre. This would correspond with the Council's goal laid out in Policy C1 of *"ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities"*. Supporting text paragraph 4.53 notes that there is a very high level of demand on some sports facilities in the Borough linked to the large population of students and popularity of after-work sports activities. The Council will seek to ensure these demands do not harm the opportunity for the wider population to participate in physical exercise and sport or adversely affect the development of sports or athletes. The provision of a gym/health/wellness facility could help support the market demand for these particular facilities.
- 6.1.15 Given the above, it is concluded that the proposal represents a significant opportunity to support the viability and vitality of the secondary shopping frontage within the Finchley Road Town Centre, as well as bringing a vacant premise back into use. The proposal is therefore in accordance with Policies TC2, TC4, C1 and C3 of the Camden Local Plan and the provisions of the London Plan and the NPPF.

6.2.0 Issue No 2: Design

- 6.2.1 NPPF paragraph 124 puts great emphasis on the creation of high quality buildings and places, stating that this is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.2.2 Policy D1 of the Camden Local Plan states that the Council will seek to secure high quality design in development, which respects local character and context; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; and promotes health. It will, however, resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 6.2.3 Policy D2 of the Camden Local Plan states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 6.2.4 Policy D3 of the Camden Local Plan stipulates that the Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.
- 6.2.5 Assessment
- 6.2.6 The proposal includes only minor alterations to the existing shop fronts. These include a lowered plant access to both end units (Nos. 142 and 136) and the reconfiguration of the opening at No. 142. The opening for No. 140 would also be removed to following the change of use, albeit this would be replaced by a full width window display. The proposed access to the premise would have a retail area to the front, which would ensure that a visual display is maintained. These alterations would ensure that each unit of the application site remain distinguishable to reflect the original and historical plot width of the buildings.
- 6.2.7 As such, the proposal is considered to have a neutral impact on the significance of the Fitzjohns/Netherhall Conservation Area and would continue to preserve and enhance the visual character of the street, through respect for the proportions and rhythm and form of the original frontages. The proposal would therefore be in accordance with Policies D1, D2 and D3 of the Camden Local Plan and the provisions of the NPPF.

6.3.0 **Issue No 3: Amenity**

6.3.1 Policy A1 of the Camden Local Plan notes that the Council will protect the quality of life and amenity of occupiers and neighbours. Permission will only be granted if the development would not harm the amenity of neighbouring residents. Policy A4 of the Camden Local Plan will seek to ensure that noise and vibration is controlled and managed.

6.3.2 Assessment

6.3.3 The proposed use would not cause harm to the adjoining uses. The nearest residential dwellings are located above the proposed unit and would not be materially affected by the operations of the D2 use in terms of noise and disturbance to any significantly greater extent than what already exists from traffic along Finchley Road. The floors in the premises are solid concrete and are not suspended so there will be minimal vibration transferred to the surrounding uses. Nevertheless, the gym area of the premises can be fitted with special sound absorbent flooring to ensure that internally generated sound and vibrations are sufficiently absorbed.

6.3.4 The proposal is therefore not going to have an adverse impact on the amenity of neighbouring occupiers in accordance with Policy A1 of the Camden Local Plan.

6.4.0 **Issue No 4: Transport & Accessibility**

6.4.1 The NPPF promotes the importance of delivering sustainable modes of transport such as walking, cycling or public transport. This includes encouraging development in areas with high public transport accessibility to minimise the use of private vehicles and adverse environmental impacts of traffic and congestion.

6.4.2 Policy T1 of the Camden Local Plan states that the Council will promote sustainable transport by prioritising walking, cycling and public transport in the Borough. Further to this, Policy T2 of the Camden Local Plan will limit the availability of parking and require all new developments to be car-free.

6.4.3 Assessment

6.4.4 The site has an excellent Public Transport Accessibility Level (PTAL) rating of 6a. There are various bus routes operating within close proximity of the site, as well as London Underground and National Rail links running from Finchley Road and Finchley Road & Frognal. Both stations are within 300m of the site. Future users of the facility would therefore be able to utilise sustainable modes of transport.

6.4.5 No onsite parking is available to staff or customers and therefore no parking issues are considered to occur.

6.4.6 Based on the relative sustainability of the site, it is considered to be an appropriate for a car-free development. Equally, there would be no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network in line with paragraph 109 of the NPPF. The proposal also complies with Policies T1 and T2 of the Camden Local Plan.

7.0 CONCLUSIONS

7.1.0 Background

7.1.1 This report relates to a planning application for the change of use from A1 (Shops) to D2 (Assembly and Leisure) at 136-142 Finchley Road, London NW3 5HS. The proposal is promoted in the following circumstances:

- The proposal represents a significant opportunity to support the viability and vitality of the secondary shopping frontage within the Finchley Road Town Centre, as well as bringing vacant premises back into use.
- The gym/spa/wellness facility could play a positive role in promoting the importance of participating in sport and physical activity as a means of improving health and wellbeing in Camden.
- The proposed use would not cause harm to the adjoining residential units and measures would be taken to avoid any issues of noise and disturbance.
- The site is in a highly accessible location close to public transport links and would be a car-free development. The proposed Change of Use would not result in any material increase in the level of traffic generation or adverse impact on the highway network.

8.0 APPENDICES

Appendix 1 – Marketing report prepared by Day and Bell with enclosed agency enquires and letting brochure.

Mr D Lane
DLA Town Planning Limited
5 The Gavel Centre
Porters Wood
St Albans
AL3 6PQ

Our Ref: TB/cs-pf

4th February 2020

By Email & Post: david@dlatownplanning.com

Dear David,

**Re: 136 – 142 Finchley Road, London NW3 5HS
Marketing Report**

You have asked me to report the marketing process that has been adopted for these premises, along with the results of our efforts and commentary on current market conditions. I will report under the following headings:-

Day and Bell

Day and Bell was formed in 2007 as Asset Managers and Chartered Surveyors associated with a mixed commercial and residential property portfolio. We have a large number of retail properties in the north London area and familiarity with market conditions for the subject premises.

I have almost 25 years' experience specialising in the commercial property market of north London. I am a Chartered Surveyor, Registered Valuer and Civil Commercial Mediator.

Instructions

We initially started our involvement with the marketing of the property in July 2019. At this stage, Bathstore was still trading. We approached a number of potential occupiers to cover the contingency that Bathstore would fold. Bathstore closed the branch in unit 136 – 140 in mid-August 2019 and the lease was disclaimed in September 2019. At this stage, we confirmed our instruction and commenced the comprehensive marketing campaign.

The lease to Mayfield Kitchen shop was terminated in November 2019 and our instructions were extended to include this unit at this stage. A copy of our current market particulars are attached for your reference.

Location

The premises are located on the east side of the Finchley Road, opposite the O2 shopping centre.

Finchley Road (Jubilee and Metropolitan line) station is approximately 150 metres distant and Finchley Road and Frognal station (overground) is approximately 400 metres away. These are both situated on the west side of Finchley Road. A bus stop is situated immediately in front of the property with regular services into central London and surrounding suburbs.

The Finchley Road has a varied mix of business occupiers. The specific section of the street includes a Holiday Inn Express, two estate agents, a health clinic, dental surgery, bank and two restaurants. Due to the presence of the main core facilities being located on the opposite side of this very busy dual carriageway, the subject premises have very low footfall and limited occupancy by retail tenants. There are only two A1 retail units in the subject parade, occupied by a dry cleaners and art shop.

Transport for London have a red route on this section of Finchley Road. There are a small number of parking bays available for 30 minutes between 10am and 4pm and a loading bay is available for 20 minutes between the same hours.

In the absence of the former tenants, it is very difficult to state that the subject premises form a retail trading position any longer. While occupiers may be attracted by the proximity to the tube station and access via the underpass, the limited footfall, noisy environment, physical dominance of the road and absence of other traders renders this a very unattractive pitch to potential retail occupiers. There are a number of other vacant shop units in the area.



Premises

The subject premises were constructed as four adjoining mid-terraced shop units within this five storey Victorian retail parade.

Units 136 – 140 have been occupied by Bathstore as a single shop unit for many years. These premises were fitted to a high standard, including suspended ceiling, air-conditioning and staff facilities. The party walls have been opened up between each of the respective units to allow internal access between the sales areas. This separation is not ideal for many retail businesses. The main entrance is located within unit 138, although there are independent doors to units 136 and 140, which could permit re-letting as separate units. This would require separation of utilities and building services. The party walls would also need to be reinstated and staff facilities constructed within some of the units. Fire regulations would also become challenging for individual lettings, because there is no rear access.

Shop number 142 was occupied in conjunction with number 144, which has entirely different ownership. It is proposed that the party wall will be reinstated between these two units. Unit 142 may then be occupied independently, or the party wall to the former Bathstore units may also be opened up. This is the current proposal to the proposed use for leisure purposes.

Accommodation

AREA	SQ M	SQ FT
136 – 140 Finchley Road	298.05	3,208
142 Finchley Road	108.95	1,172
Total Net Internal Area	407.01	4,381

Marketing

Following instruction, we have adopted the following initiatives to attract perspective tenants to the premises:-

- Installation of To Let board
- Advertising on property portal websites, principally Estates Gazette (50,200 search impressions), EGi, EACH and CoStar.
- Direct mailing via proprietary websites to commercial property agents with known requirements for retail premises. These platforms were PIP distribution and Estate Agents Clearing House (787 Agents)
- Direct mailing and telephone conversations with agents and occupiers recorded in our records as having requirements for this type of property.

Rental

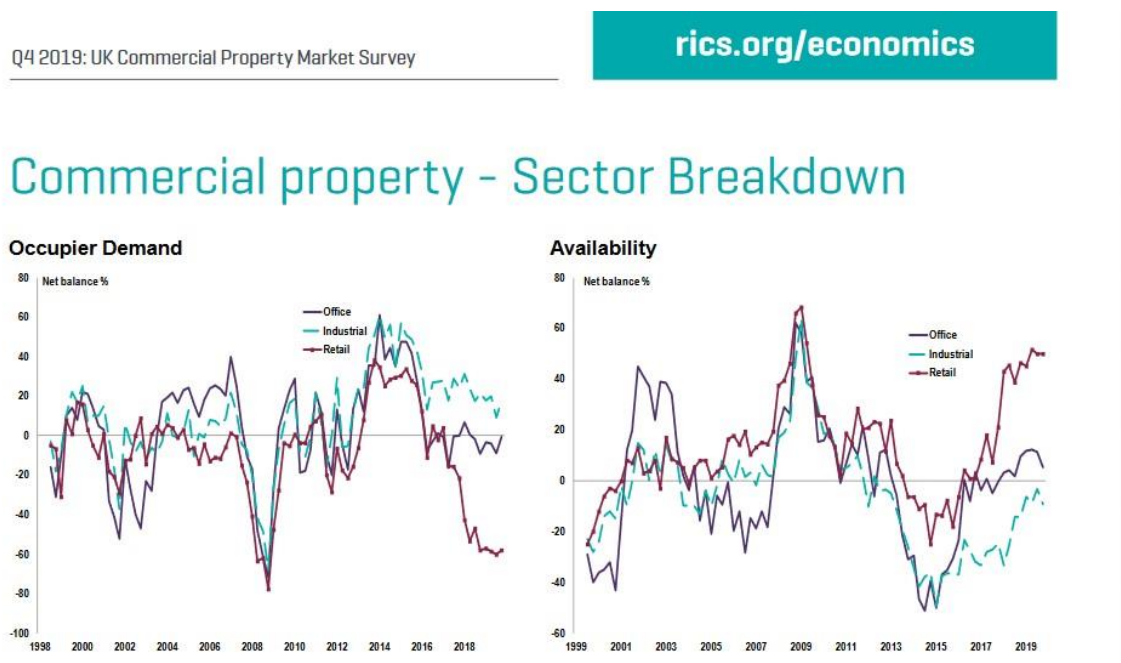
For initial marketing of units 136 – 140, we quoted a rental of £95,000 pa. This was similar to the aggregate rent of £93,000 pa that had been payable by Bathstore.

When we commenced marketing to include unit 142, we quoted a rental of £130,000 pa, compared with the aggregate rental payable by the two tenants of £128,950. While it is acknowledged that the market has declined (as below), quoting these rentals was realistic and consistent with other market transactions for large suburban retail units.

Property Market

The Royal Institution of Chartered Surveyors recently produced the 4th Quarter 2019 UK Commercial Property Market Survey. The headline states that “retail downturn shows no sign of easing”. The report suggests that there may be some general improvement in the commercial property market although, “..... This is unlikely to change the fortunes of the retail sector which continues to struggle against structural head winds”.

The structural head winds referred to by the RICS surveys relates to the collapse in demand for bricks and mortar retail premises. The well published growth of internet shopping and dominance of large retail centres, such as Brent Cross, has led to a dramatic fall in demand for shop premises across the nation. This decline is set to continue, with an increasing number of empty shop units being evident. The RICS survey includes useful graphical expressions of the economic supply and demand for different property sectors. These are shown below.



The subject property is located in an affluent suburb of North West London and has significant prominence on a major arterial route. However, the perception of separation from the west side of Finchley Road renders the position very secondary, with little footfall and few other occupiers producing activity.

The nature of the premises renders the units flexible for letting as a whole, or in part, to a variety of different occupiers.

Enquiries and Offers

A schedule of marketing contacts is attached, including feedback we received. Business names have been removed for data protection.

The position of the subject premises within the Finchley Road business area is unattractive to most A1 retail businesses, especially because there is very limited car parking and loading. The demand we have found from marketing clearly identifies that we have found no tenants who wish to occupy the property for retail use. Convenience stores, furniture, kitchen, bathroom, fashion, coffee and sports shops have all failed to progress with the site. Bulk goods and trade counter operators have also rejected the property.

We had thought that A2 (Professional Office), A3 (Hot Food & Drink) or A4 Public House occupiers may be attracted to the premises, but no viable occupiers wished to pursue the property. We discussed the site with a car showroom (Sui Generis), but this was not progressed either.

The demand for D1 (Health and Community) facilities, or D2 (Leisure) purposes is very different and reflects businesses that wish to take advantage of the surrounding residential catchment and access to central London. Negotiations have taken place with a number of D1 Healthcare and education sector occupiers. We have also received sustained demand and proposals received from Gym, Martial Arts and Spa operators in the D2 sector.

Conclusion

In view of the feedback received from Camden Council, we made concerted efforts to identify an A1 retail tenant. Some discussions took place, but no business had been identified which wishes to occupy the property. It is hoped that another use class will be permitted, to remove the blight for the area introduced by the steel shuttering installed to prevent the return of squatters. The new occupier will also introduce fresh vitality, employment and services to the area.

Yours sincerely,

T M BELL, BSc MRICS

Director

Enc: Particulars
Schedule of Contacts

Agency Enquiries - 136-142 Finchley Road

Date	Use	Sector	Comments
Aug-19	A1	National Supermarket	Rejected
Aug-19	A1	National Supermarket	Rejected
16/08/2019	D2	National Gym	Too small
17/09/2019	A3	Restaurants	Rejected
17/09/2019	D1	Nursery / Tuition	Rejected
17/09/2019	A1	Plumbing Retailer	Poor Loading and no parking
17/09/2019	A1	Convenience Store	
17/09/2019	A3/A5	National Restaurant	Rejected
18/09/2019	A1	National Supermarket	it's not suitable for a convenience store
18/09/2019	A3	Restaurant Chain	Rejected
18/09/2019	A3	Restaurant Chain	Rejected
18/09/2019	A1	National Charity Retailer	Rejected
18/09/2019	A3	Thai Restaurant	The road is too much of a barrier here and we would want to be on the other side
18/09/2019	A3/A5	Restaurant	No franchisee to take it
18/09/2019	A3	Restaurants	Rejected
18/09/2019			Rejected
	A3	Restaurants	
18/09/2019	A3	Restaurants	Rejected
18/09/2019	A3	Restaurants	Not central enough
18/09/2019	N/A	Not known	
18/09/2019	A2	Accounting Firm	Found more appropriate unit elsewhere
09/01/2020	A1	Charity	Rejected
19/09/2019	A4	Pub	Freehold only
23/09/2019	A3	Mediterranean foodhall	Viewed - no feedback
23/09/2019	N/A	Unknown	
24/09/2019	D1	Health Care	Viewed - Cannot meet the rent
24/09/2019	D2	Spa	Viewed - Offered
24/09/2019	D2	National Gym	Rejected
24/09/2019	D2	Gym Franchise	Viewed - offered - Negotiating
			Not right for them
24/09/2019	A3	Restaurant	
26/09/2019	A1	Clothing retailer	Rejected
03/10/2019	D2	Health Care	Rejected
07/10/2019	N/A	Unknown	
08/10/2019	D2	Fitness Franchise	
08/10/2019	D2	Leisure	Too small
09/10/2019	D2	Yoga	Viewed, no follow up received
14/10/2019	A3/A5	Pizza Firm	Viewed - rejected
15/10/2019	N/A	Unknown	
21/10/2019	A3	Restaurant	Viewed - no feedback - didn't like being on wrong side of road
21/10/2019	A3	Café	Viewed - rejected
21/10/2019	A3	Restaurant	
21/10/2019	A3	Shisha	Viewed - inexperienced and decided against it
		National Building Supply	
21/10/2019	A1	Retailer	Rejected
		National Building Supply	
21/10/2019	A1	Retailer	Rejected
		National Building Supply	
21/10/2019	A1	Retailer	Too close to another store
21/10/2019	A3	Restaurant	Rejected
21/10/2019	A1	National Sports Retailer	Not viewed - Preliminary discussions not pursued.
21/10/2019	D2	Boutique Gym	Viewed - no follow up
21/10/2019	A1	National Kitchen Retailer	Agent interested but couldn't find a franchisee.
21/10/2019	D2	Escape Rooms	Rejected
22/10/2019	A1	Golf Retailer	Rejected - no parking
23/10/2019	N/A	Unknown	
25/10/2019	A3	Foodhall	Viewed - Rejected - no reason offered
29/10/2019	A3	Asian restaurant	Rejected

31/10/2019	A1	Supermarket	Wrong side of the road
31/10/2019	N/A	Unknown	
01/11/2019	D2	Martial Arts Leisure	Viewed - Offered
05/11/2019	D2	Gym Franchise	Rejected
08/11/2019	N/A	Unknown	
11/11/2019	N/A	Unknown	
18/11/2019	N/A	Import Exports	Viewed - no follow up
20/11/2019	N/A	Unknown	
22/11/2019	N/A	Unknown	
02/12/2019	N/A	Unknown	
04/12/2019	D1	Childhood Education	Rejected
05/12/2019	D2	National Fitness	Viewed, no follow up received
09/12/2019	D2	Fitness Franchise	Rejected
11/12/2019	N/A	Unknown	
11/12/2019	N/A	Unknown	
19/12/2019	D2	Fitness Franchise	Rejected
20/12/2019	N/A	Unknown	
09/01/2020	D2	Worldwide Fitness Franchise	Rejected
09/01/2020	N/A	Unknown	
10/01/2020	A1	Organic Food Supermarket	Too small
11/01/2020	A1	Convenience Store	Wrong side of the road
02/12/2019	N/A	Unknown	
13/01/2020	A1	Fashion Retailer	Rejected
14/01/2020	A1	Flower Shop	Rejected
14/01/2020	A1	International Furniture Retailer	Viewed - may re-view - not progressed
14/01/2020	A1	Food and Drink Retailer	Rejected
14/01/2020	A1	Tile Specialist	Rejected
14/01/2020	D2	Gym	Rejected
16/01/2020	A3	Premium Bakery User	Rejected
16/01/2020	A1	National Charity Retailer	Parking required
17/01/2020	A1	Discount Retailer	Rejected
17/01/2020	A1	Health and Beauty Retailer	Too close to another store
21/01/2020	D2	Beauticians	Viewed - May make offer
22/01/2020	D1	Health Care	Viewed - offered - Negotiating
23/01/2020	D2	Fitness Franchise	Viewed - no feedback - didn't like being on wrong side of road
30/01/2020	D1	National Day Nursery	not right for them.
03/02/2020	Sui G	National Car Dealer	Enquiring
31/01/2020	D2	Fitness	Viewing Friday
03/02/2020	A1	Furniture Retailer	Awaiting feedback
03/02/2020	A3/A4	Café / Bar	Not progressed.



TO LET

Retail Units Available

DAY AND BELL

136 – 142 Finchley Road, London, NW3 5HS

CONTACT

Anthony Di Maio

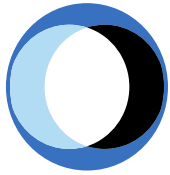
020 8016 9954 | anthony.dimaio@dayandbell.co.uk

Tim Bell

020 8016 9942 | tim.bell@dayandbell.co.uk



- 407 sq m (4,381 sq ft)
- A1, A2, A3, B1 & D1 Use STP
- Highly prominent location near Finchley Road Underground Station
- Full Repairing & Insuring lease available at £130,000pa



TO LET

Retail Units Available

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136 – 142 Finchley Road, London, NW3 5HS

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Location

Situated on the Finchley Road, opposite the O2 Shopping Centre, with nearby occupiers including Habitat, Nando's, Virgin Active Health Club and Wagamama. Time limited parking is available on street for 30 mins between 10am – 4pm. There is also a time limited car park behind Sainsbury's, located at the rear of the O2 Centre.

Finchley Road Station (served by London Underground Jubilee and Metropolitan line services) is approximately 125 metres away, as well as Finchley Road & Frognal Station (served by London Overground) is approximately 300 metres away.

Description

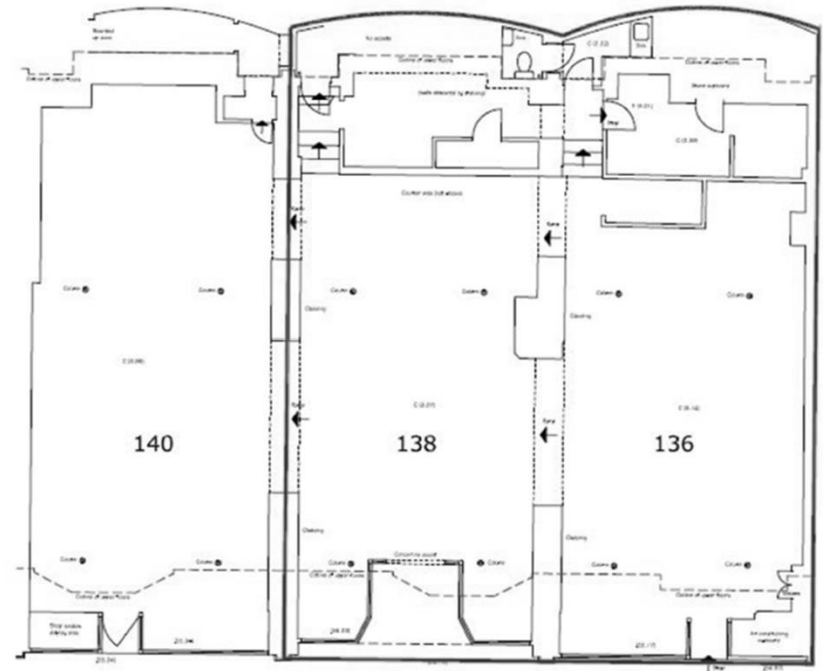
The premises provide three triple fronted, interconnected ground floor units with two rear stores and a WC. 142 Finchley Road is also available containing a kitchen, rear store and a WC. Internal access could be created to combine all four units.

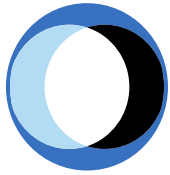
Accommodation

AREA	SQ M	SQ FT
136 – 140 Finchley Road	298.05	3,208
142 Finchley Road	108.95	1,172
Total Net Internal Area	407.01	4,381

Tenure

A new full repairing lease is available at a rental of £130,000pax. Lettings of individual units will be considered on terms to be agreed.





TO LET

Retail Units Available

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DAY AND BELL

136 – 142 Finchley Road, London, NW3 5HS

Amenities

Mains water, gas and electricity are believed to be connected to the subject properties and the premises have air conditioning.

NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition.

Use

The properties have been used for A1 Retail purposes and may also be used for A2 Professional Services purposes. In addition, approval may be gained for A3 Restaurant, B1 Office or D1 purposes - Subject to Planning Consent. Applicants should make their own enquiries in relation to the validity of the planning consent for their particular use.

EPC

To be assessed.

Rateable Value

136 – 140 Finchley Road Rateable Value 2019: £84,500

Applicants will need to verify the rates payable with the local authority for 142 Finchley Road.

Costs

Each party to bear their own.



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