

Ms Jenna Litherland
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Dear Ms Litherland

411 Finchley Road, NW3 6HJ – Dental Surgeries

We are a local agent based in West End Lane and established for over 100 years, specialising in both commercial and residential sales and lettings. We are very familiar with the subject property, having been involved in previous surveys at the site as well as in offering guidance and assistance to Mr Apter, the owner, during his recent discussions with Camden regarding possible re-development of the full site.

The dental premises have been unoccupied since late 2018 and present in a somewhat dilapidated state. Our understanding is that the dentists who practised there prior to this date have moved their practices 400 metres down Finchley Road, thereby retaining the local amenity previously offered at this site.

Our early viewpoint, immediately after their departure, was that the premises may have been lettable on a short-term basis to medical practitioners seeking general consulting rooms such as physiotherapists or osteopaths; but our understanding at that time was that this path was not adopted due to the larger plans then under consideration.

However, the recent Change of Use Classes within the Town and Country Planning (Use Classes) Order 1987 means that such practitioners are now able to choose from vacant ex-class A premises in addition to erstwhile class D1 premises such as this, since all are now categorised together as class E.

This fact, coupled with the recent Covid-related downturn in demand for such premises and greater availability of supply, means that these particular premises are now no longer likely to be rentable at commercial levels, in our opinion. In particular, it is notable that the premises suffer from the following shortfalls as compared to typical high street premises which greatly diminish their appeal in the modern medical market such as that for dentistry:


- Access is very poor, down a long, steep, winding path which is unsuitable for wheelchair use
- The site is set back from and at lower level than the road, meaning that passing traffic cannot see the premises. This hampers both marketability and finding the site for new patients.

- The location is essentially residential and local footfall and lack of advertising at the premises (the other units of which are residential) further reduces marketing appeal
- The premises themselves are too small for many practices, offering only two consulting rooms and a small waiting room with partitioned office.

In contrast, we believe that the premises will offer a sympathetic conversion into a 2-bed, 2-bath residential unit with private outside space, along the lines of the plans shared with us by Mr Apter, which I understand he has proposed to you. This unit would be fully in keeping with the rest of the site (currently split into one other 2-bed and one 3-bed units, all self-contained with separate entrances). It is our opinion that the marketability of a well converted flat in this location would be extremely high.

Please do not hesitate to get in contact if you require further clarification.

Your sincerely,



David Matthews

Director