

# Claridges

COMMERCIAL PROPERTY CONSULTANTS

## D1 MEDICAL OPPORTUNITY TO LET APPROX 450 SQ FT (41.80 SQ M)



### PART 1<sup>ST</sup> FLOOR FINCHLEY ROAD, LONDON NW11

020 8559 1122



## Location

The property is located on Finchley Road, close to its junction with Helenslea Avenue, within the heart Golders Green. It is an affluent North West London location and is within a few minutes' walk from Golders Green Underground Station (Northern Line) and Bus Station. There are a number of café's, restaurants and shops within a short walk. Brent Cross Shopping Centre is within easy reach.

## The Property

The property comprises a medical centre planned over ground, first and second floors. It currently accommodates services including Podiatrist, Chiropodist, Acupuncture, Dentist, Physiotherapist and a health/beauty salon.

The building has D1 use for medical purposes and the landlord is seeking a user who will compliment other medical uses within the building, and not clash with any services offered.

There are two vacant treatment rooms available on the 1<sup>st</sup> floor comprising approx. 450 sq ft. There is shared use of WC facilities on the ground and first floors. There is also shared entrance on the ground floor of the building. The private car park to the front of the building is operated on a first come first served basis and the ingoing tenants will have the rights to use the car park. The available accommodation has been well maintained and is available to move into with vacant possession. Signage opportunities and use of a shared ground floor waiting area can be discussed.

## Service Charge

To be split proportionally. Exact amount TBC

## EPC

TBC

## Rating

To be split proportionally. Exact amount TBC

## Planning

I am advised the property has been granted D1 use for medical purposes. It would be ideal for a number of D1 medical users however the landlords will not consider any users that will have a clash in services with current tenants, these include: Podiatrist, Chiropadist, Acupuncture, Dentist, Physiotherapist and a health/beauty salon.

## VAT

I am advised the property is not elected for VAT purposes

## Terms

To be let on a new lease for a term to be agreed.

Rental offers are invited in the region of £23,000 per annum exclusive, subject to contract

## Reference Charge

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

## Viewing

By Appointment only via Agents  
Claridges Commercial – 020 8559 1122  
E: [info@claridges-commercial.co.uk](mailto:info@claridges-commercial.co.uk)



## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.