



## SITUATION

Located on this well known prominent and busy main road position at the junction with Lymington Road and being opposite Arkwright Road and the Camden Art Centre. The area benefits from excellent public transport facilities being just a few yards from Finchley Road & Frognal Station (Overground) and in close proximity to Finchley Road Underground Station (Jubilee and Metropolitan Lines) and West Hampstead Overground, Thameslink and Underground Stations. In addition, the property is nearby the Ernest Park mixed use development which is currently under construction. The O2 Centre is further along the Finchley Road, the multiple shopping facilities/eateries of West Hampstead and Hampstead lie approx. ½ mile distant and the West End lies approx. 3 miles to the south.

## PROPERTY

Forming part of a modern residential/commercial development comprising a **Large Self-Contained Showroom** on raised ground and lower ground floors together with a basement, all in need of a refit following the exit of the previous tenant (Natuzzi). The property has a prominent full height glass frontage together with a part glazed return frontage.

[Refer to the Auctioneers for the floor plans.](#)

## ACCOMMODATION

### Raised Ground Floor Showroom

Gross Frontage	79'8"
Return Frontage	57'1"
GIA	Approx. 4,298 sq ft <sup>1</sup> incl. voids

### Lower Ground Floor Showroom

GIA	Approx. 4,305 sq ft <sup>1</sup> incl. voids
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### Basement

GIA	Approx. 472 sq ft <sup>1</sup> incl. 2 WCs
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**Total GIA** **Approx. 9,075 sq ft<sup>1</sup>**

<sup>1</sup>Area taken from Vendor's floor plans.

## VAT – Refer to Auctioneers

## TENURE

**Leasehold for a term of 150 years from 1st January 2002 (thus having approx. 127<sup>2</sup>/<sub>3</sub> years unexpired) at a peppercorn ground rent.**

## Offered with Vacant Possession

**Note: The property lends itself to a wide range of E Class uses including gym operators, retailers, office users etc.**

# Vacant 9,075 sq ft Showroom

## Joint Auctioneers

David Charles Property Consultants  
Tel: 020 8866 0001 Ref: George Moriarty  
Email: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

## Vendor's Solicitors

Ogden Lyles & Fox  
Tel: 0161 789 2793 Ref: Dale Old  
Email: [dale.old@olsolicitors.co.uk](mailto:dale.old@olsolicitors.co.uk)

Exterior view when previously occupied



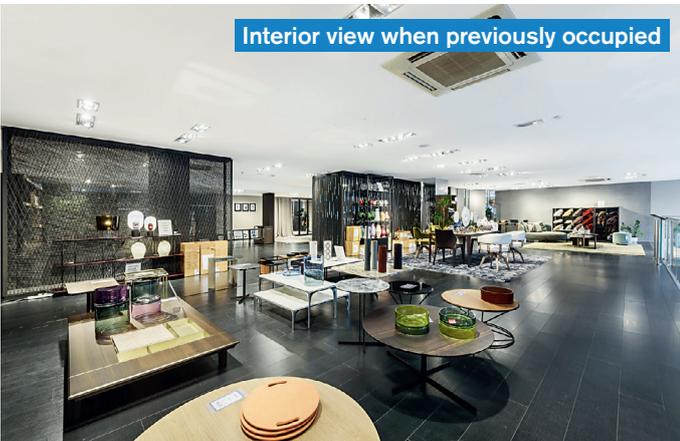
Interior view when previously occupied



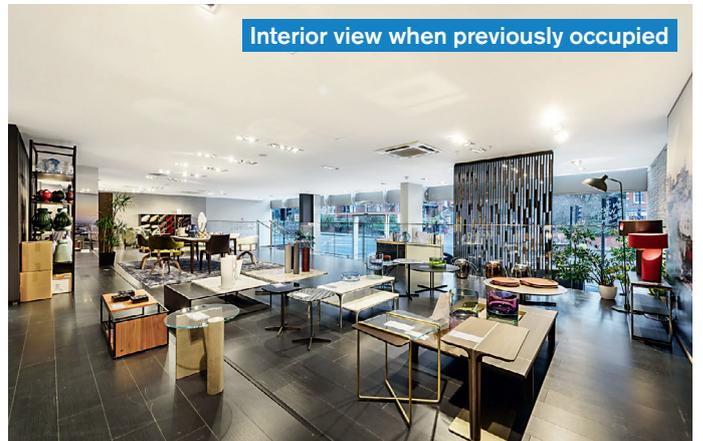
Interior view when previously occupied



Interior view when previously occupied



Interior view when previously occupied



Interior view when previously occupied



Interior view when previously occupied





The Property



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