

# Lot 3, Unit 3, 250 Palace Court, Finchley Road (A41), Hampstead, London, NW3 6DN

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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## Property Information

### London Retail Investment

- Let on a Renewed Lease t/a Eileen Johnston Interiors until 2027
- Attractive Ground floor Retail unit
- Situated on the Busy Finchley Road (A41)
- 2.5 miles north of London's West End
- Affluent London Location with Excellent Transport Links
- Occupational Lease Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954

#### Lot

3

#### Auction

16th February 2023

#### Rent

£19,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2.5 Miles north of London's West End, 5 Miles North-West of the City of London

#### Roads

A41

#### Rail

West Hampstead Railway Station, Finchley Road Underground and Overground Station, West Hampstead Underground Station

#### Air

London Heathrow Airport, London City Airport, London Luton Airport

### Situation

The property is located in the affluent north London suburb of Finchley, 3 miles north of London's West End. St Johns Wood, Hampstead, Primrose Hill and Regents Park are all located within close proximity. The property is situated on the East side of the busy Finchley Road (A41) close to its junction with Frognal Lane.

### Tenure

Long Leasehold. Held for a term of 150 years from 25th December 1977 until 2127 at a current rent reserved of £30 per annum exclusive.

### Description

The property comprises a ground floor retail shop forming part of a highly desirable apartment building.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	33.75	(363)	EILEEN JOHNSTON t/a Eileen Johnston Interiors (1)	5 years from 01/01/2022 (3)	£19,000	31/01/2026
<b>Total Approximate Floor Area</b>		<b>33.75</b>	<b>(363) (2)</b>			<b>£19,000</b>	

(1) The tenant has occupied the property since at least 2017. Eileen Johnson Interiors specializes in bespoke interior design, property refurbishment and project management ([www.eileenjohnstoninteriors.com](http://www.eileenjohnstoninteriors.com)).

(2) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/102840063>),

(3) The lease is outside of the security of tenure provisions of the Landlord & Tenant Act 1954.



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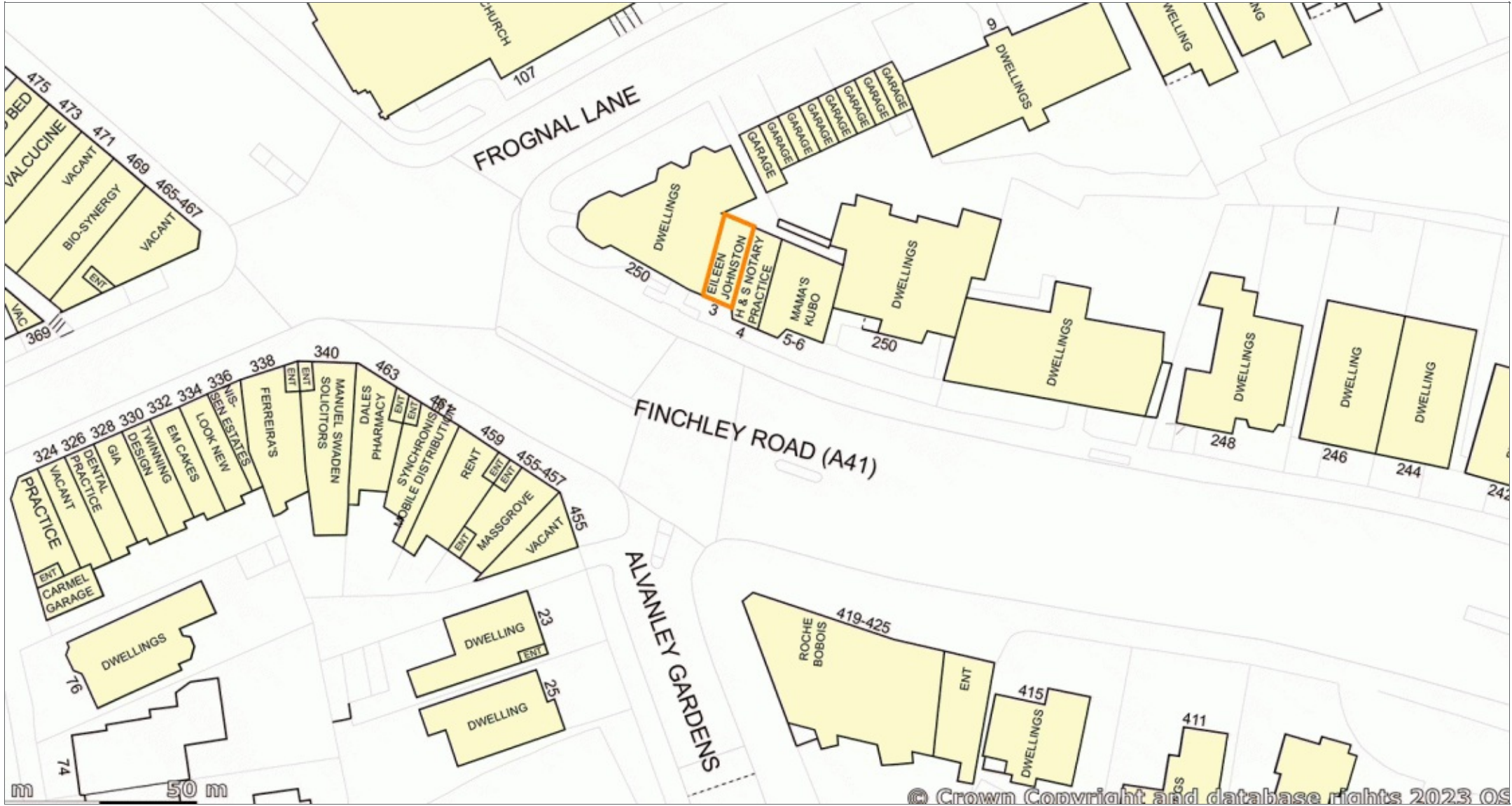
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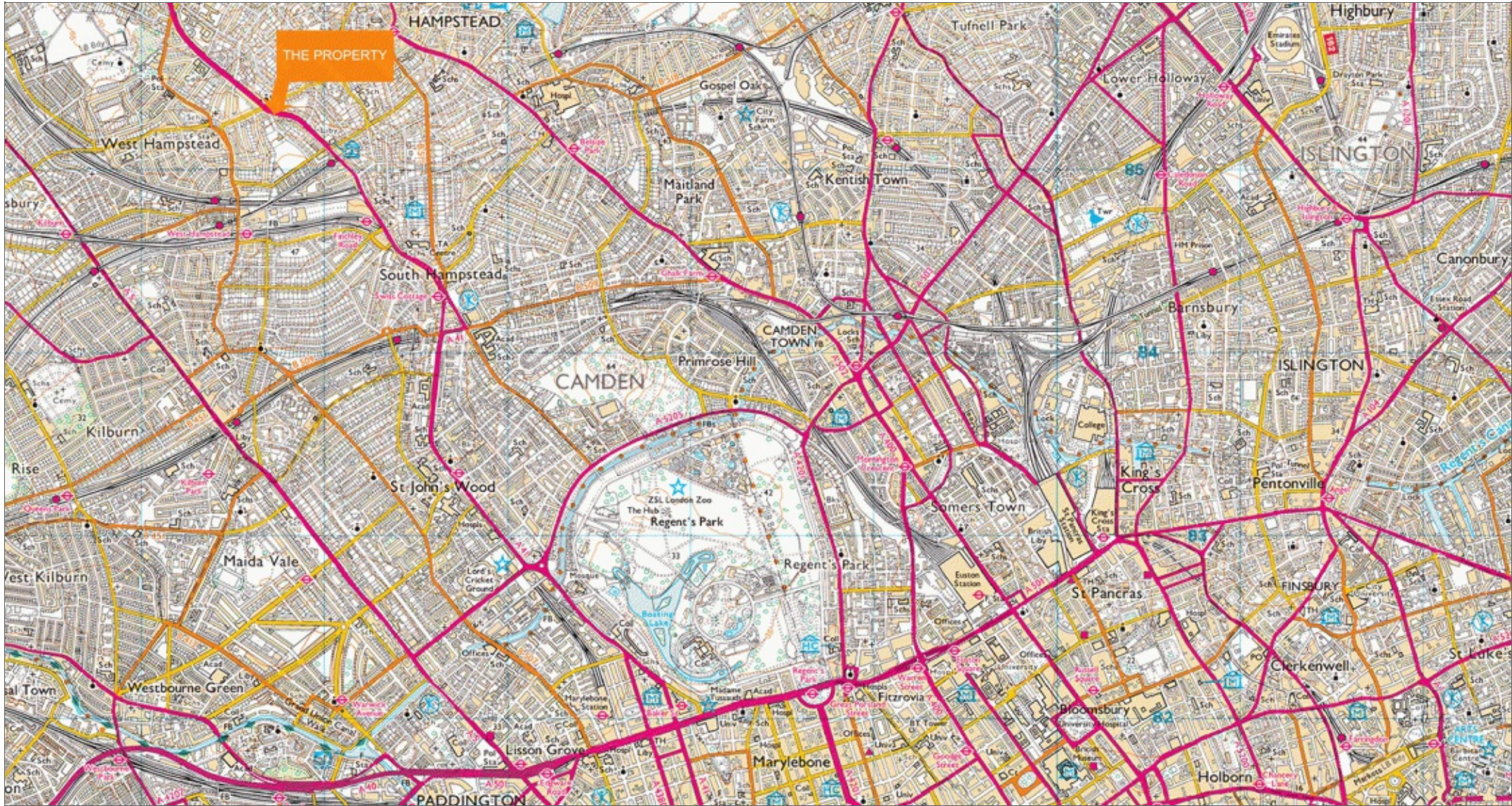
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## Contacts

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