



Prominent commercial building over ground and lower ground floor with parking and rear access

## 340 WEST END LANE

NW6 1LN

Office

# FOR SALE

2,210 sq ft

(205.32 sq m)

- Currently arranged as offices but may suit health care, leisure and other E Uses (STPP)
- Prominent position on the corner of West End Lane and Finchley Road
- Parking in the rear courtyard for one car
- Available as a virtual freehold (999 year lease)
- Low capital value of £260 psf

## Summary

<b>Available Size</b>	2,210 sq ft
<b>Price</b>	£575,000
<b>Rates Payable</b>	£17,152 per annum
<b>Rateable Value</b>	£33,500
<b>Service Charge</b>	£0.50 per sq ft A fair and reasonable contribution towards common part expenditure for the external parts
<b>EPC Rating</b>	D

## Description

The ground and lower ground floors of this prominent building are for sale on a virtual freehold basis (999 year lease). Currently occupied as offices for a local firm of solicitors we believe the space would suit other E uses including medical, health care, leisure and retail (STPP).

The upper parts are arranged as two self contained flats and are held separately by the vendor.

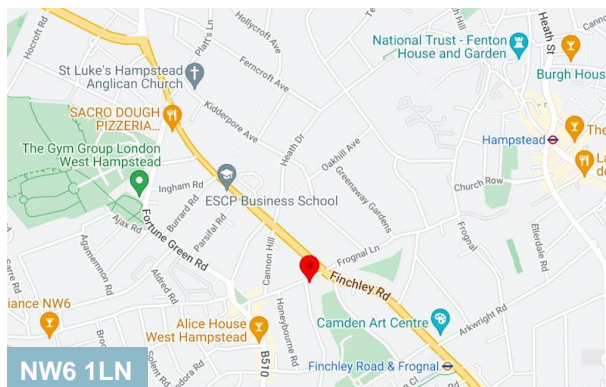
## Location

A prominent position on the corner of West End Lane and Finchley Road. A short walk from West Hampstead's transport links and the numerous bus services serving Finchley Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,150	106.84	Available
Ground	1,060	98.48	Available
<b>Total</b>	<b>2,210</b>	<b>205.32</b>	



## Viewing & Further Information



### Peter Wilson

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### Jack Ezekiel

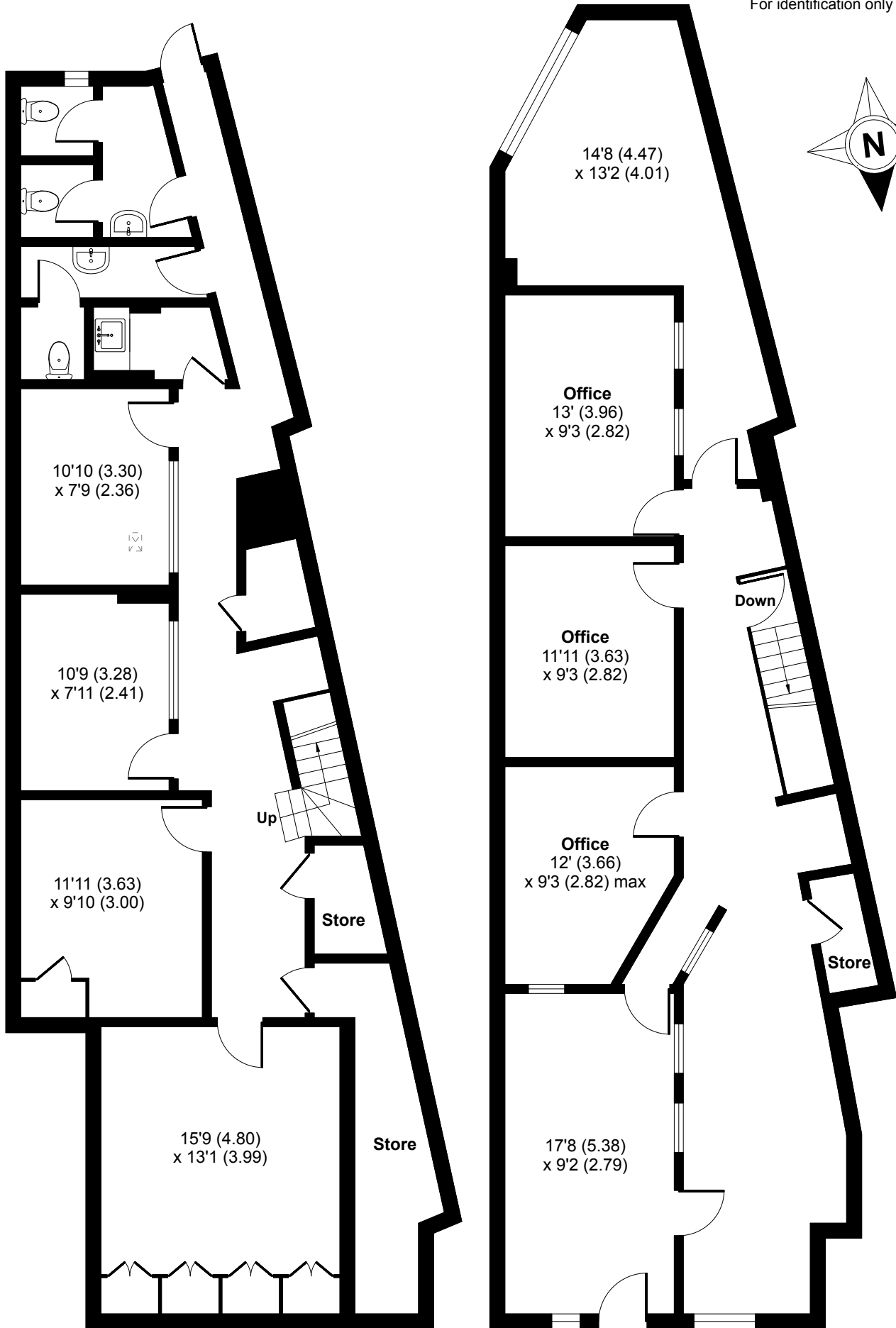
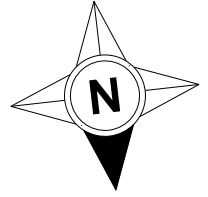
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# West End Lane, London, NW6

Approximate Area = 2210 sq ft / 205.3 sq m

For identification only - Not to scale



**BASEMENT**

**GROUND FLOOR**

