

PRIME SHOP TO LET

SWISS COTTAGE

5A HARBEN PARADE FINCHLEY ROAD LONDON NW3



LOCATION

The property is located in a prominent position on the west side of Finchley Road close to Swiss Cottage Underground Station. Retailers in the immediate vicinity include **Superdrug, Holland & Barrett, Costa Coffee, WH Smith, McDonalds** and **Vision Express**.

ACCOMMODATION

The premises are arranged over ground and basement floors providing the following approximate areas:

Ground Floor	4,095 sq/ft
Basement	3,345 sq/ft
TOTAL	7,440 sq/ft

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£100,000 per annum exclusive.

USE

The property has an A1 planning use.

RATES

Rateable Value 2018/2019	£85,000
Rates Payable 2018/2019	£40,800

Interested parties to make their own enquiries with the local authority.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

EPC

Available on request.

VIEWING

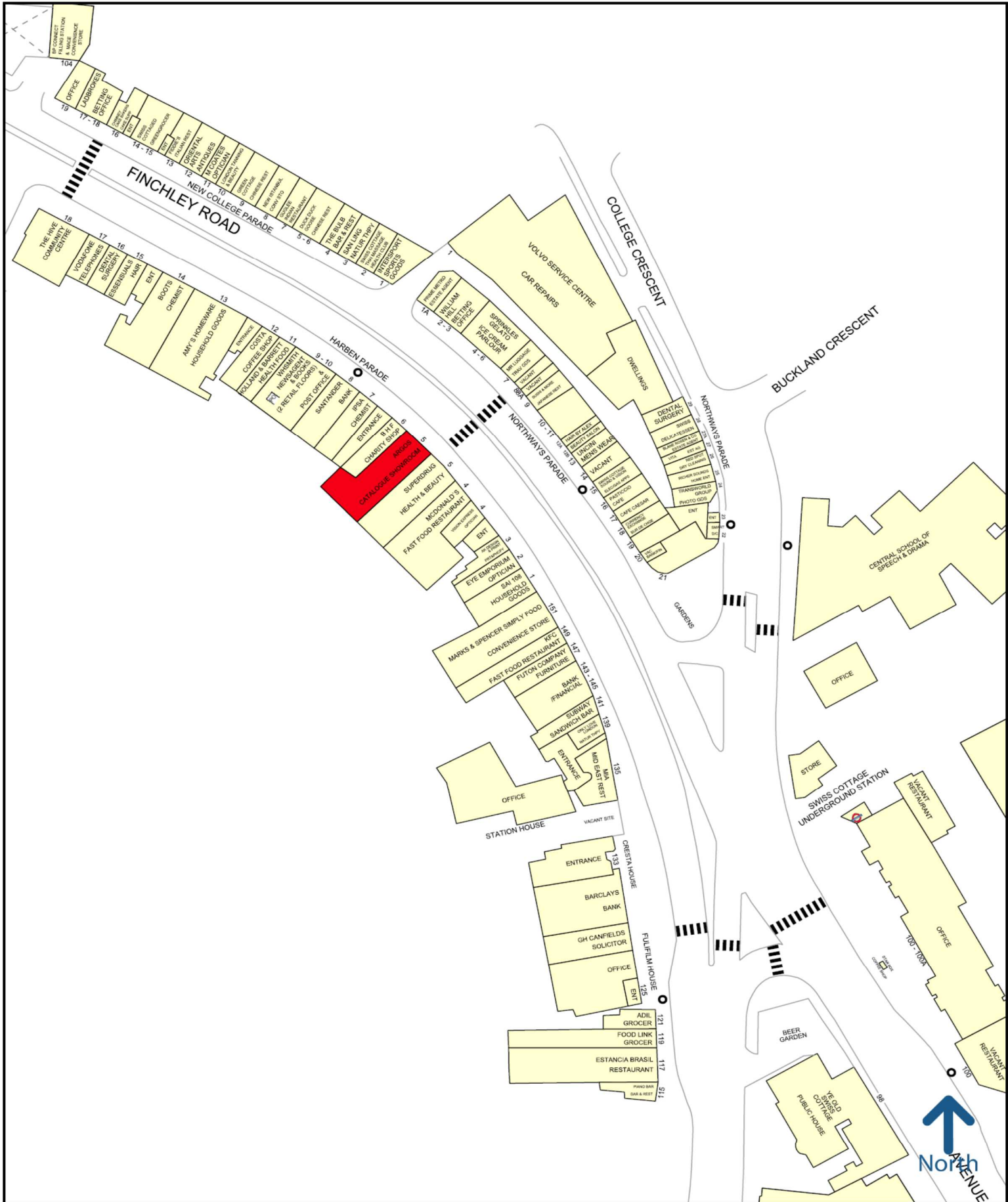
Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 11/09/2018
Created By: Blanchflower Lloyd Baxter

