

PRIME SHOP TO LET

SWISS COTTAGE

8 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 1,678 sq/ft

Basement 1,501 sq/ft

TOTAL 3,179 sq/ft

LEASE

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

RENT

£72,500 per annum exclusive.

USE

A1/A2 uses will be considered.

RATES

Rateable Value 2018/2019 £65,000

Rates Payable 2018/2019 £32,760

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

LEGAL COSTS

Incoming tenant to pay landlord's legal costs.

EPC

Available on request.

VIEWING

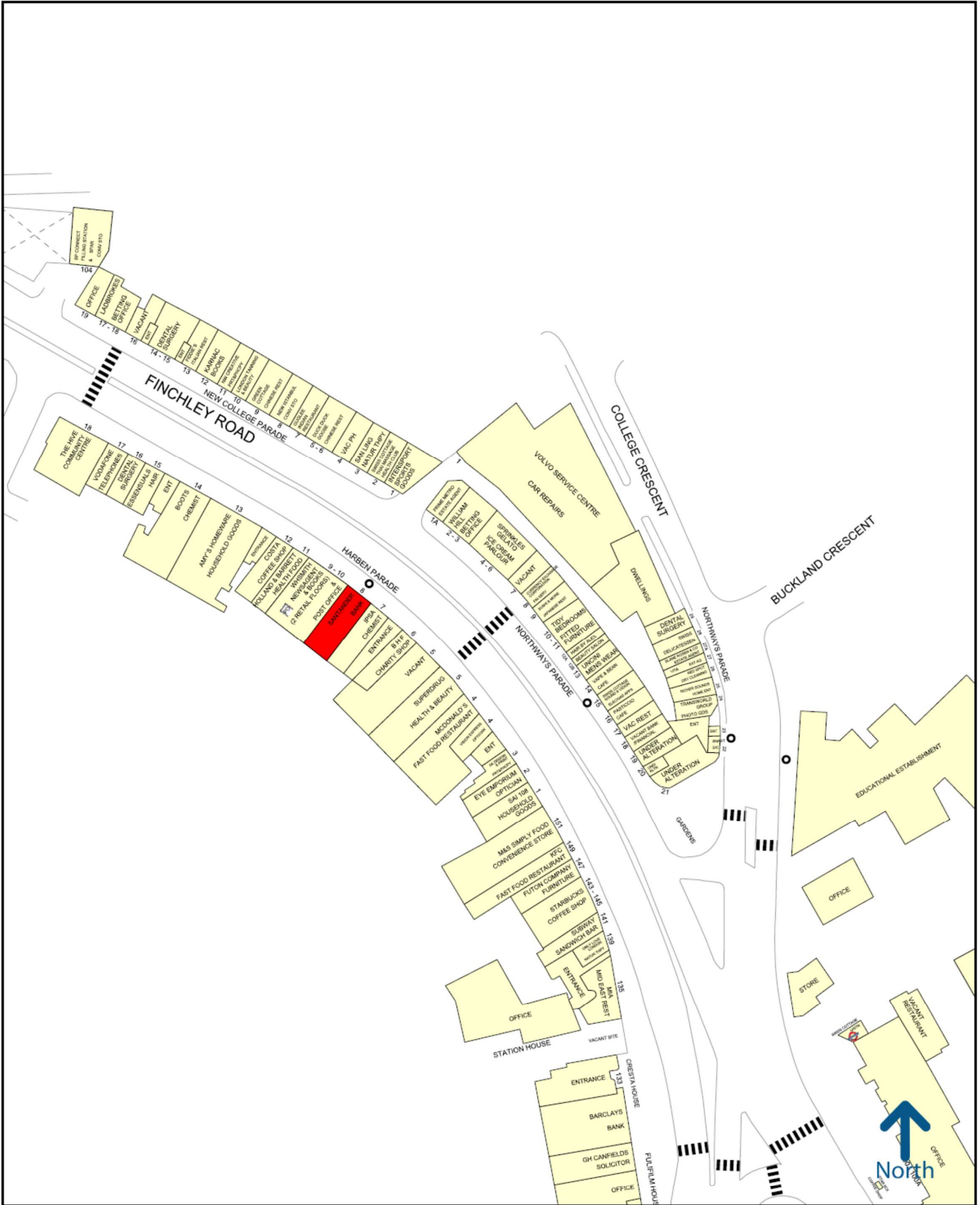
Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

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George Froud: gfroud@blb.uk.com

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50 metres

Experian Goad Plan Created: 04/07/2019
Created By: Blanchflower Lloyd Baxter

