

## PRIME A1 / D1 PREMISES TO LET SWISS COTTAGE

**7 HARBEN PARADE  
FINCHLEY ROAD,  
SWISS COTTAGE 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, The Works, WH Smith, McDonalds, Vision Express** and **Costa Coffee**.

### ACCOMMODATION

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

Ground Floor	1,008 sq/ft
Basement	682 sq/ft

TOTAL	1,690 sq/ft
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### LEASE

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

### RENT

£55,000 per annum exclusive.

### USE

We believe the premises currently benefit from having an A1 / D1 use. Alternative uses may be considered STPP.

### RATES

Rateable Value 2019/2020	£45,500
Rates Payable 2019/2020	£22,932 pa

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

### LEGAL COSTS

Incoming tenant to pay landlord's legal costs.

### EPC

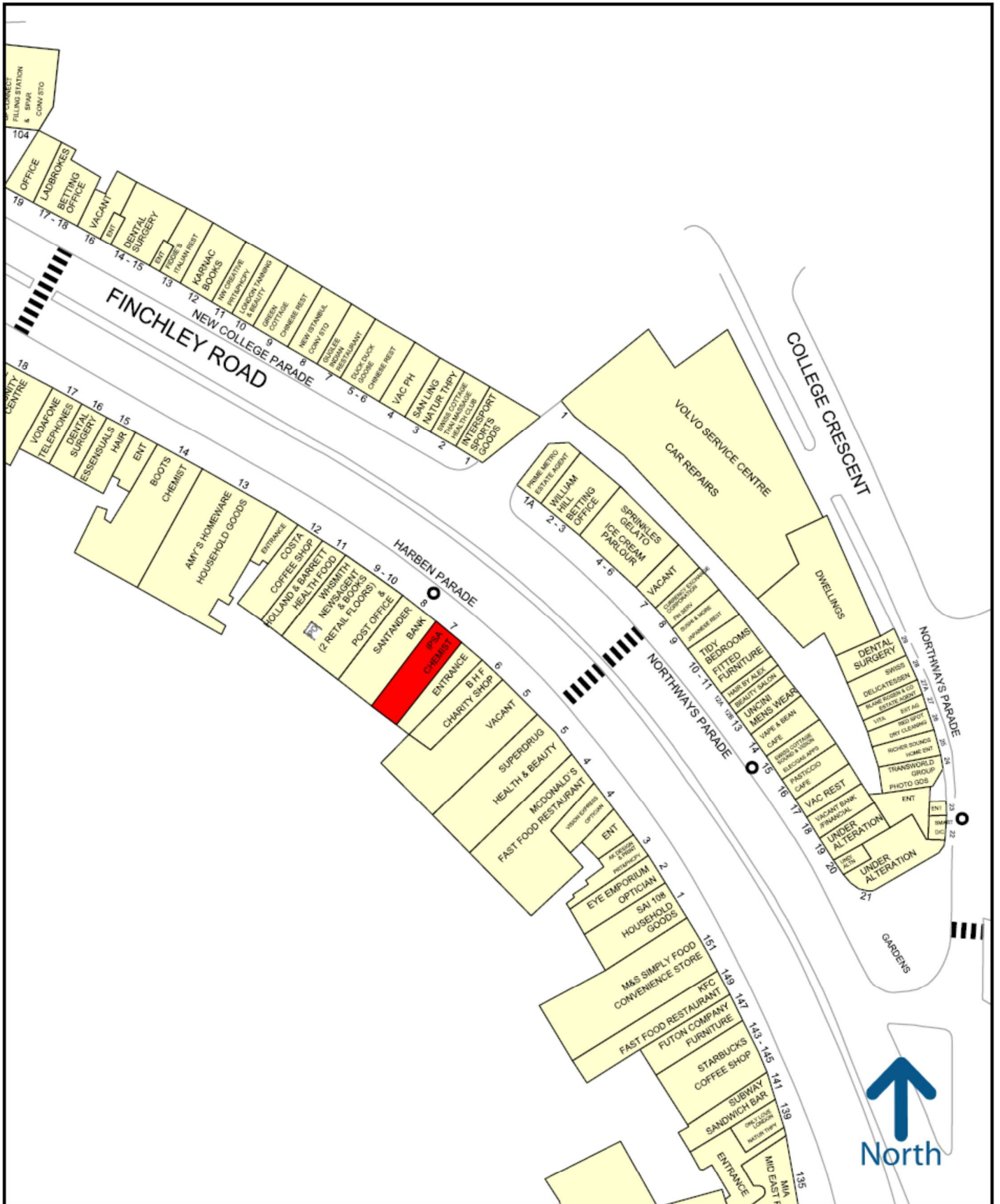
Available on request.

### VIEWING

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

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 0207 491 8249



50 metres

Experian Goad Plan Created: 03/06/2020  
Created By: Blanchflower Lloyd Baxter

