

PRIME CLASS E PREMISES TO LET

17 HARBEN PARADE, FINCHLEY ROAD, SWISS COTTAGE NW3

LOCATION

The premises is located in a prominent position on the west side of Finchley Road close to Swiss Cottage Underground Station. Retailers in the vicinity include Boots, Costa Coffee, Holland & Barrett, The Works, McDonalds and Café Nero.

ACCOMMODATION

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

Ground Floor	647 sq/ft
Basement	551 sq/ft
TOTAL	1,198 sq/ft

LEASE

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

RENT

£45,000 per annum exclusive.

USE

Flexible uses will be considered within Class E of the revised Use Classes Order.



RATES

Rateable Value 2019/2020	£41,250
Rates Payable 2019/2020	£20,254 pa

Please note the property is subject to a business rates holiday with zero rates payable until April 2021.

Interested parties are advised to make their own enquiries through the Local Authority.

LEGAL COSTS

Incoming tenant to pay landlord's reasonable legal costs.

EPC

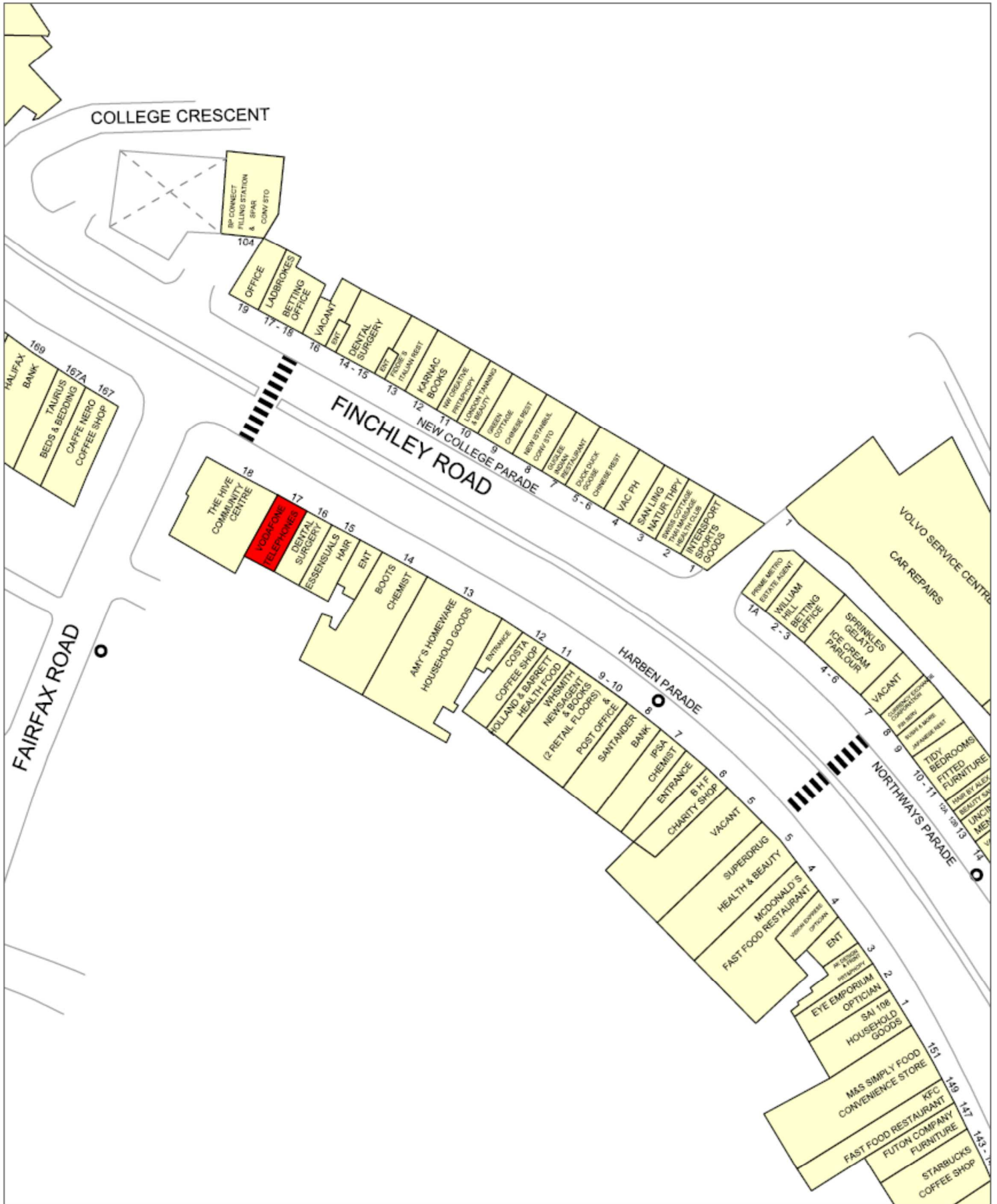
Available on request.

VIEWING

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

Oliver Fowler: ofowler@blb.uk.com

Tel: 07900 217 624



50 metres

Experian Goad Plan Created: 30/11/2020
Created By: Blanchflower Lloyd Baxter

