

PRIME E CLASS PREMISES TO LET IN SWISS COTTAGE 3 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 McDonalds, Superdrug, Anytime Fitness, WH Smith, Marks & Spencer, Costa Coffee and The Works.

ACCOMMODATION

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

Ground Floor	518 sq/ft
Basement	732 sq/ft
TOTAL	1,250 sq/ft

LEASE

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

RENT

£40,000 per annum exclusive.

USE

The property falls within Class E of the revised use classes order. A variety of use will be considered.

* The property has existing planning for extract.



RATES

Rateable Value 2019/2020	£33,250
Rates Payable 2019/2020	£16,758 pa

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Incoming tenant to pay the landlord's reasonable legal costs in connection with the transaction.

EPC

Available on request.

VIEWING

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

Oliver Fowler

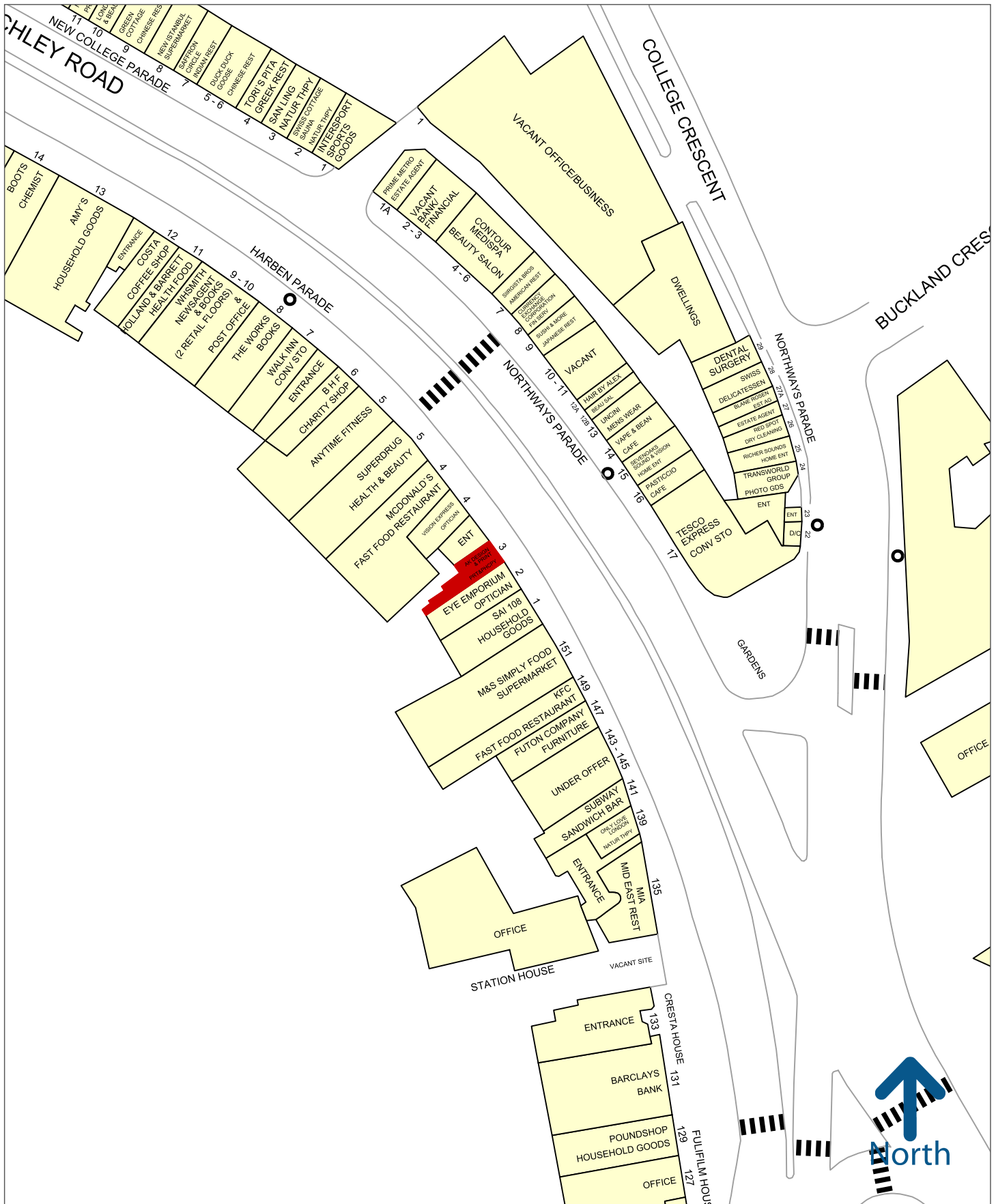
DDI: 0207 491 8249

E: ofowler@blb.uk.com

Sian Fountain

DDI: 0207 491 7880

E: sfountain@blb.uk.com



50 metres

Experian Goad Plan Created: 01/11/2021
Created By: Blanchflower Lloyd Baxter



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