

# 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 Vision Express, Superdrug, Anytime Fitness, WH Smith, Marks & Spencer, Costa Coffee, KFC, McDonald's 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

The premises have a security roller shutter and benefit from excellent delivery access to the basement from a dedicated service road.

## LEASE

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

## RENT

£39,500 per annum exclusive.

## RATES

Rateable Value	£31,000
Rates Payable	£15,190 per annum

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

## USE

The property has an E Class planning use. A variety of uses will be considered.

## LEGAL COSTS

The incoming tenant is to pay the landlord's reasonable legal costs in connection with the transaction.

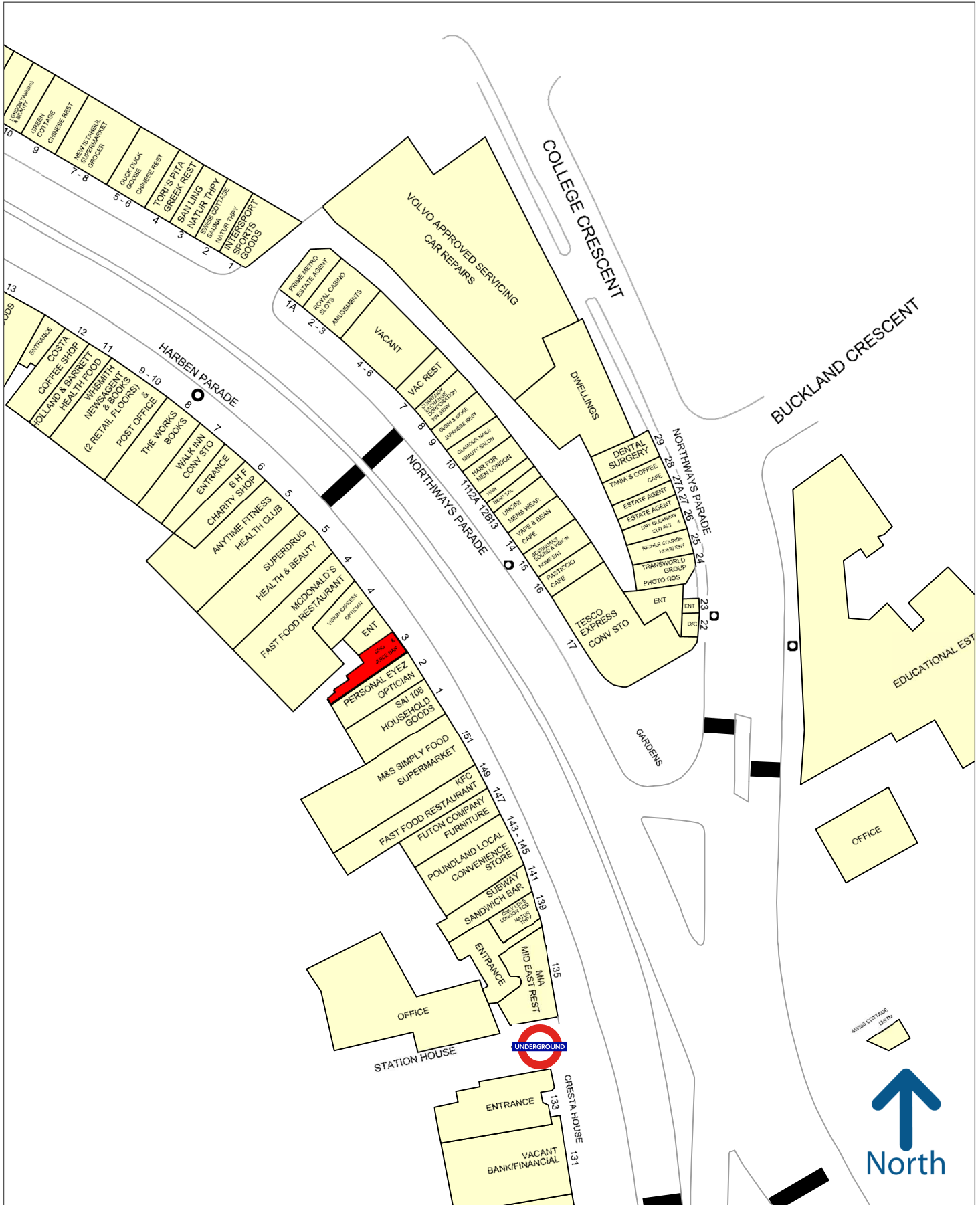
## EPC

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](mailto:ofowler@blb.uk.com)



50 metres

Experian Goad Plan Created: 20/06/2024  
Created By: Blanchflower Lloyd Baxter



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