

CLASS E – TO LET
New Lease Available

DMA

175 Finchley Road, Swiss Cottage,
London NW3 6LB



Location

The property occupies a prominent position on the main artery of **Finchley Road** and is close to **Finchley Road Underground Station**. The property is adjoined by **Spec Savers**. Nearby traders include **My Health Care Clinic**, **Caffe Nero**, **Kutchenhaus**, **Paper Art**, **Shelter**, **Octavia**, **Robert Dyas**, **Pure Gym** and **Snappy Snaps**.

Accommodation

The property benefits from rear loading and car parking spaces are available by separate arrangement.

Arranged as follows:

Net Frontage	20'9"
Internal Width (max)	20'7"
Shop Depth	49'3"
Ground Floor	945 sq ft
Basement	1,262 sq ft
First Floor	93 sq ft
Total	2,300 sq ft

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute as an offer and must not be relied upon as representation of facts or otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.

Lease

A new effective full repairing and insuring lease for a term to be agreed.

Rent

£36,500 per annum exclusive – WITHOUT PREMIUM.

Rates

Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Camden, Tel: 020 7974 4444.

EPC

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing / Contact

For further information or to arrange an inspection please contact:

Nicholas Menzies

Tel: 07793 979 817

Email : nmenzies@dmproperty.com

Nearby

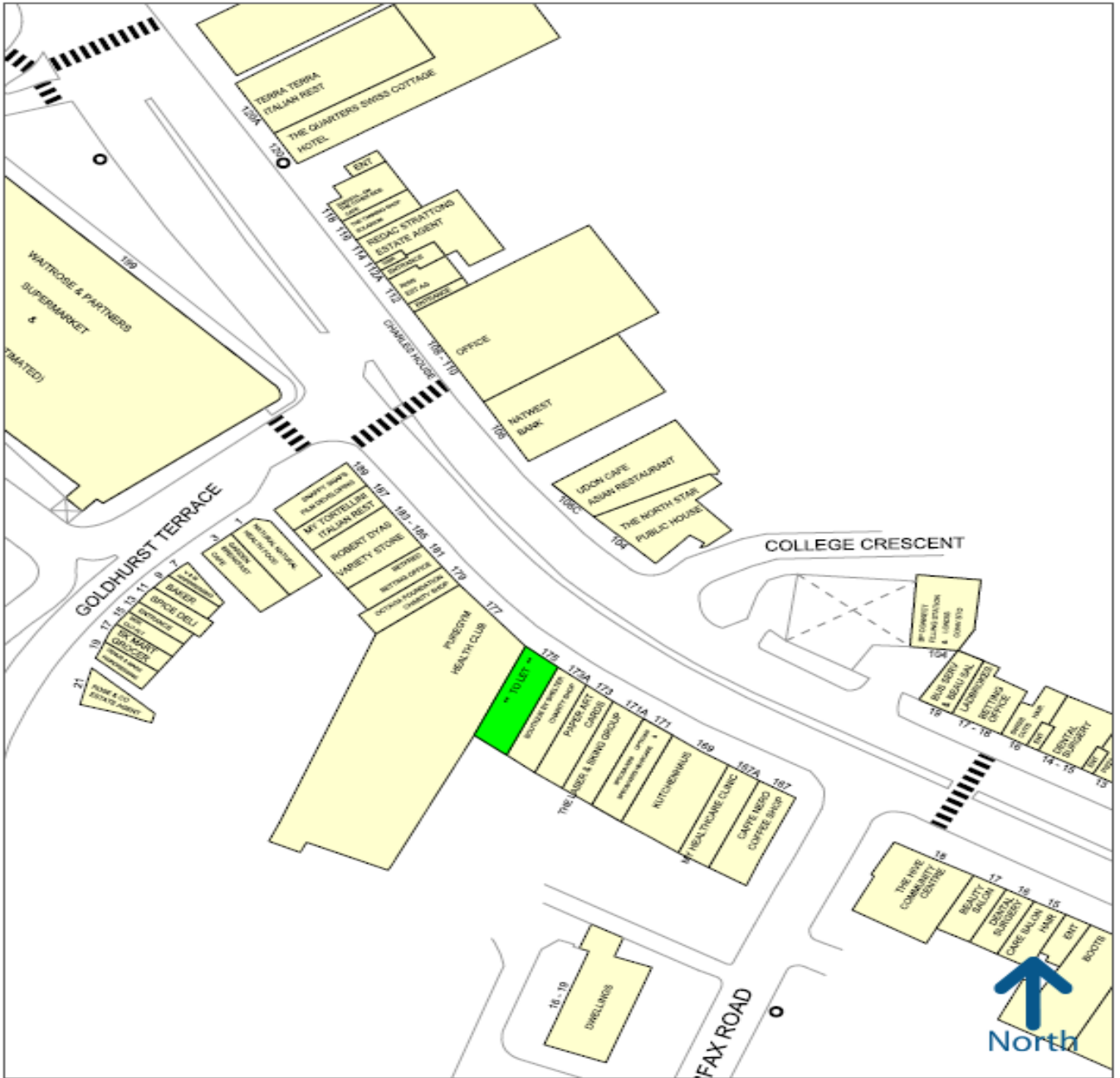


Robert Dyas



küchenhaus
TheGermanKitchen

snappy snaps



50 metres

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