

## PRIME RETAIL UNIT TO LET 173A FINCHLEY ROAD SWISS COTTAGE NW3



### LOCATION

The property occupies a prominent and busy trading location on the main arterial Finchley Road close to Finchley Road Underground station, a major Waitrose supermarket and in the same parade as Robert Dyas, Coral, Halifax and Paper Art.

### ACCOMMODATION

The premises comprise the ground unit as follows:

Gross Frontage	18 ft	5.4m
Internal Width	17 ft 9	5.35m
Shop Depth	43 ft 3	13.18m
Ground Floor Sales Area	775 sq ft	72.8sq m

### LEASE

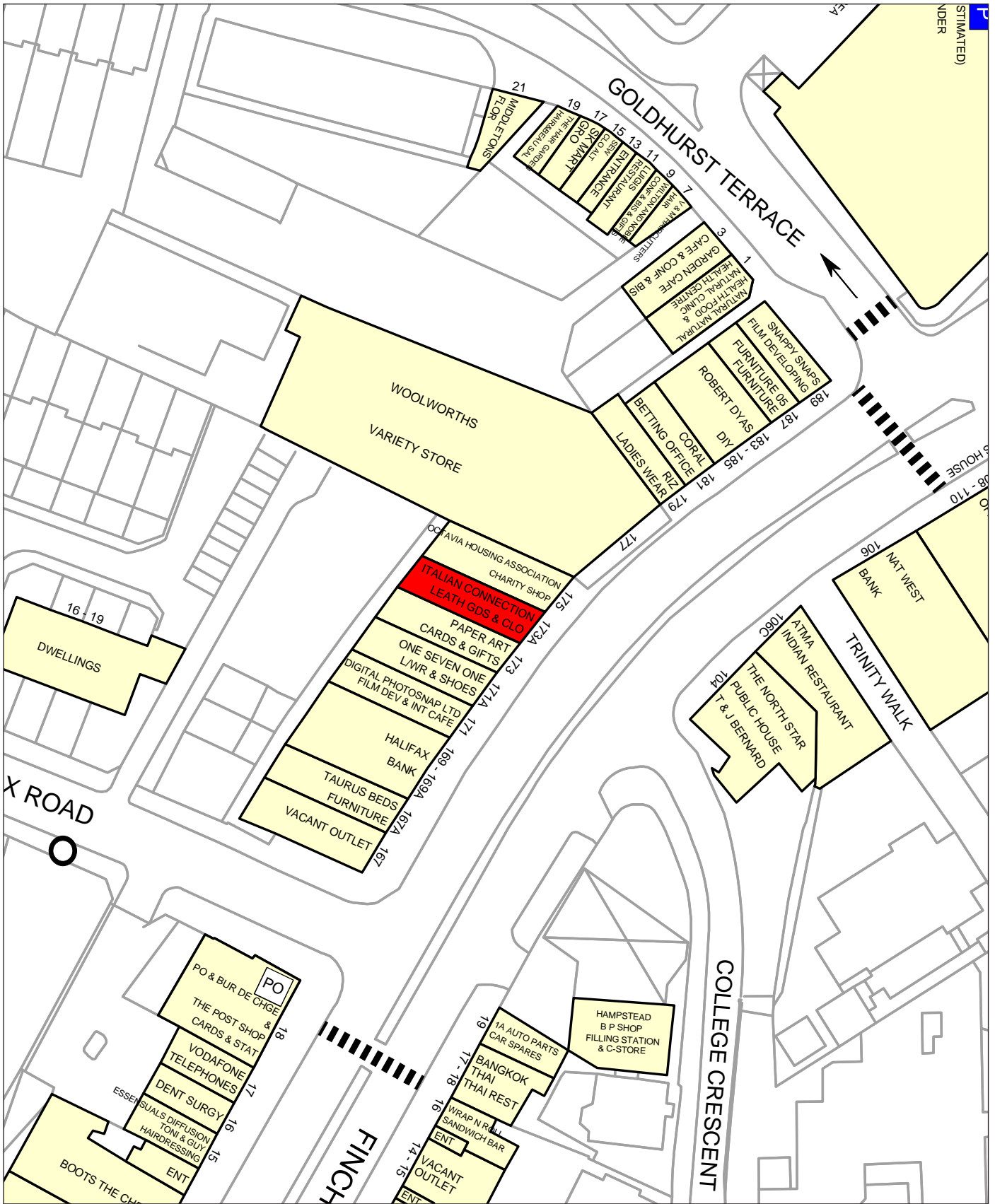
A new lease to be granted for a term of 10 years subject a fifth year rent review at a commencing rent of £30,000 per annum exclusive.

### RATES

Rateable Value - £20,300 Rates Payable - £9,845

### VIEWING AND FURTHER INFORMATION

Viewing by appointment with the sole agents.  
James Andrew International Limited  
Tel: 020 7224 4436  
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