



**CLASS E Unit Available - TO LET**

# *27 NORTHWAYS PARADE, SWISS COTTAGE*

This retail unit occupies a prominent position on Northways Parade on Finchley Road. The Parade is just yards from the busy Swiss Cottage tube station, which is serviced by the Jubilee Line and is used by over 7.8 million people every year.

Swiss cottage is situated in the centre of an affluent and vibrant area, and is bordered by St John's Wood, Hampstead, Belsize Park and Primrose Hill.

This benefits from E class use with outdoor seating. Occupiers in close proximity include Tesco, Starbucks, Holland & Barratt, Marks and Spencer, WH Smiths, Costa and a number of banks, independent restaurateurs and retailers.

**RENT** £17,250 per annum

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**ACCOMMODATION** Ground: **646 sq ft (60 sq m)**

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**BUSINESS RATES** **Rateable value:** £17,000  
**Rate Payable:** £6,494

Interested parties are advised to make their own enquiries with the local authority.

**LEASE** Assignment of the existing lease expiring 28<sup>th</sup> Jan 2035 with tenant break at expiry of the 5<sup>th</sup> year.

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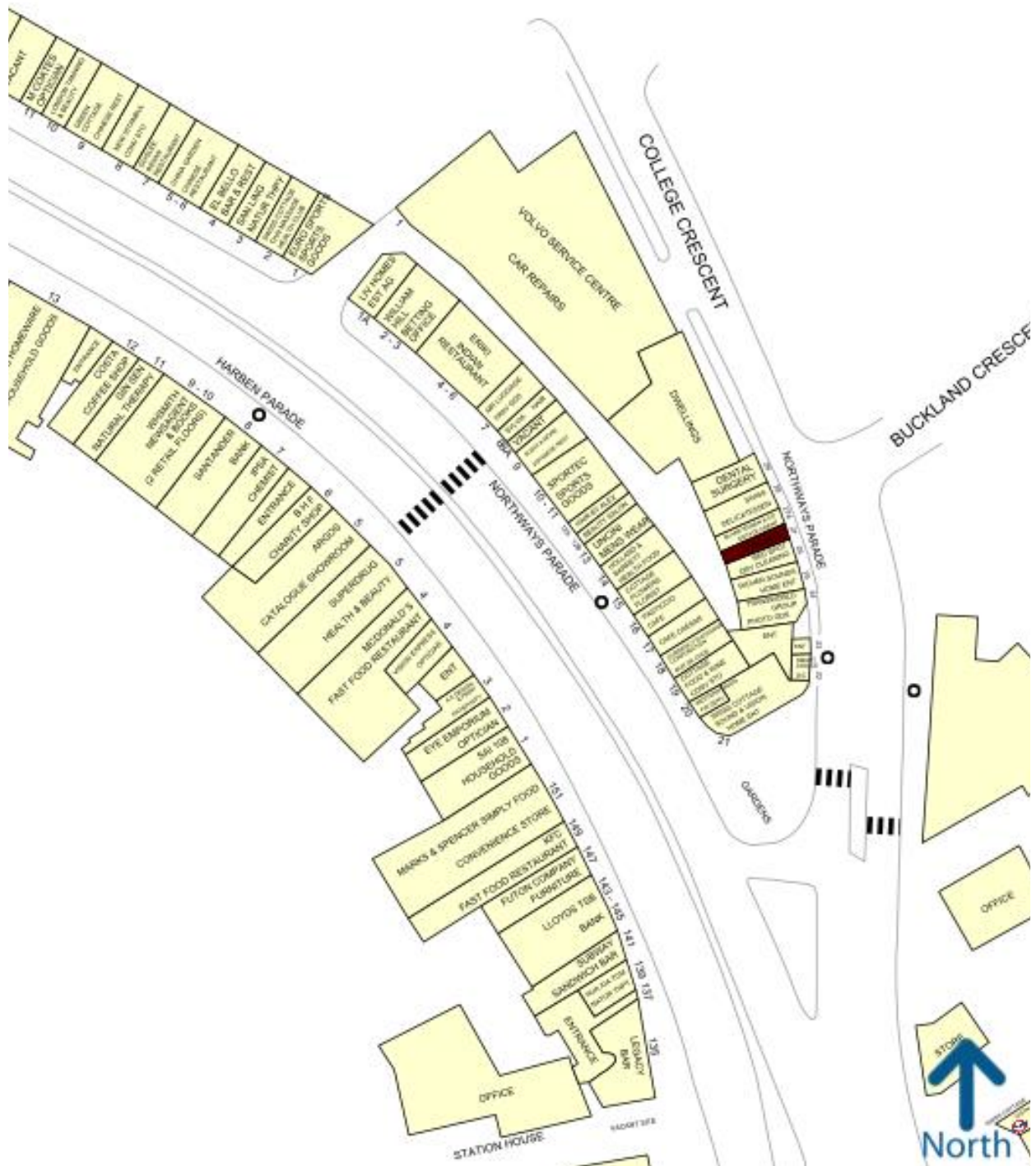
**PROFESSIONAL COSTS** Each party to be responsible for its own legal and professional costs incurred.

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**EPC** Available on request.

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**VIEWINGS** **Oliver Muers-Raby**  
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