

Restaurant on Finchley Road – New Lease



13 New College Parade, Finchley Road, London, NW3 5ES

Location:

Prominently located on the Finchley Road where nearby traders include Ladbrokes, Boots and Amy's Home & Kitchenware. The property is within a few hundred yards of both Swiss Cottage and Finchley Road underground stations.

Accommodation: Comprises a ground floor restaurant unit with a total area of approximately 625 sq ft (58m²)

Window Frontage:	3.8m	
Restaurant Width (av):	5.0m	
Restaurant Depth:	9.3m	
Restaurant Area:	46.0 m ²	(500 sq ft)

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

3H Property Consultants Ltd trading as 3H Property Consultants

Kitchen & Stores: 12.0.m² (129 sq ft)
Total Floor Area: (58 m²) 625 sq ft plus wc's

Amenities:

Air Conditioning	Tiled Flooring
Extraction Ducting	CCTV
Two WC's	LED Lighting
Built-In Pizza Oven	

Rent: £32,500 p.a.x

Lease: New lease by arrangement, with 5 yearly rent review pattern on full repairing and insuring terms outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended.

Business Rates:

Rateable Value 2026-2027 £24,500 Camden. Rates payable at the rate of 38.2p in the pound. Rates payable **£9,359.00**. Please check with Camden Council for confirmation.

Legal Costs:

Each party is to pay their own legal costs.

References: A charge of £250.00 + VAT (£300.00 inc. vat) is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment

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