

## 187 FINCHLEY ROAD LONDON NW3

RETAIL UNIT TO LET – WITH EXTRACT

1,092 Sq Ft (101 Sq M)



**FORMER PASTA RESTAURANT WITH EXTRACT SUITABLE FOR COFFEE SHOP OR OTHER RETAIL USE IN HIGH FOOTFALL LOCATION**

### LOCATION

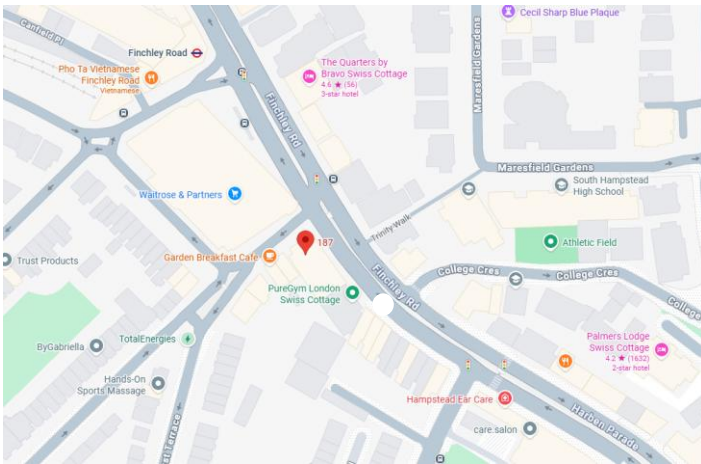
The property is situated on the western side of Finchley Road, on the corner of Goldhurst Terrace. Finchley Road is the main retail destination in the vicinity with the majority of the surrounding area dominated by residential. Finchley Road Overground Station is situated 140m to the north and Swiss Cottage Underground Station 400m to the south. This is a prime retail unit on a busy retail parade. Nearby occupiers include Waitrose, Snappy Snaps and Caffe Nero. The parade enjoys heavy footfall and passing traffic and host a number of multiple tenants.

### DESCRIPTION

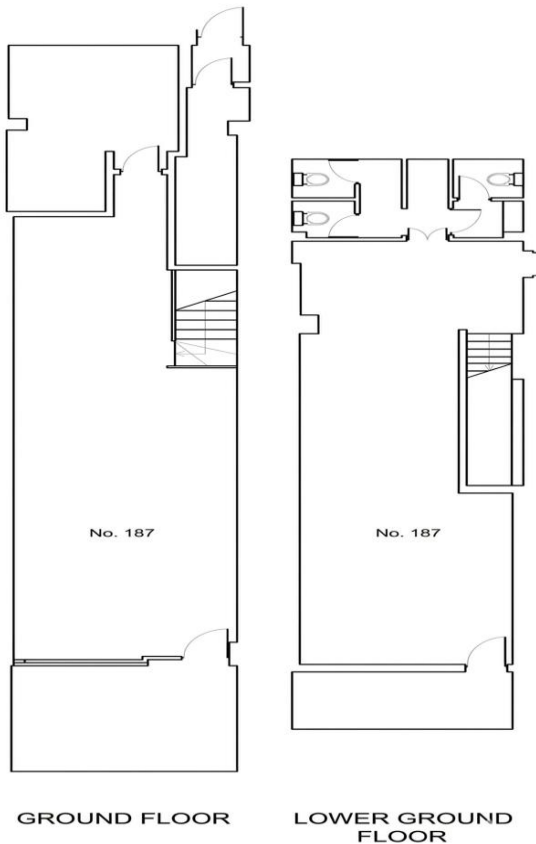
The accommodation is split over ground and lower ground floors. The ground floor is partially fitted with a small worktop with sink and back of house food prep. The lower ground floor has WC and kitchen facilities. The previous occupier was a pasta restaurant and their extract system remains in situ.

Ground Floor	579 Sq Ft	53.7 Sq M
Lower Ground	513 Sq Ft	47.7 Sq M
<b>TOTAL</b>	<b>1,092 Sq Ft</b>	<b>101.4 Sq M</b>

## LOCATION



## PLAN



### LEASE

A new lease is being offered direct by the Landlord on terms to be agreed

### RENT

£45,000 pax

### BUSINESS RATES

Interested parties are advised to make their own further enquiries

### SERVICE CHARGE

£TBC

### VAT

Payable on all outgoings

### TIMING

Immediate

### EPC RATING

B

### POSSESSION

On completion of legal formalities

### LEGAL

Each party to bear their own legal costs

### ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

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**0208 044 3494**  
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