

Draft Particulars Only

SHOP TO LET
NEW LEASE AVAILABLE

**160B FINCHLEY ROAD
LONDON
NW3 5HD**



Location

Situated on Finchley Road (A41) one of the main artery routes in and out of Central London within a prominent parade close to Finchley Road mainline and underground stations as well as the Holiday Inn Express and O2 Centre with its multiple shopping facilities.

Description

A ground floor, split level lock-up shop with ClassE use, approx 402 sqft. (37.4sqm). New FR & I Lease terms available, terms to be agreed.

An early viewing is advised.

Terms

- Rent:** £19,500 pax
- Lease:** New lease terms available, terms to be agreed.
- Business Rates:** Rateable Value for 2024/25 is currently £13,500pa.
All interested parties should make their own enquiries either via London Borough of Camden or via www.voa.gov.uk.
- CEPC:** D Rating (97) valid until 11/02/29
- Legal Costs:** Each party to be responsible for their own legal costs.
- Anti-Money Laundering:** In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.
- Viewing:** Strictly by appointment only through owners agents Grovelands 020 8731 9777
www.grovelands.net

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MISREP/STANDARD/DI/GROVE

