

Draft Particulars Only

**GROUND FLOOR & BASEMENT
NEW LEASE AVAILABLE
SHOP TO LET**

**160C 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 and basement, lock-up shop with Class E use, approx 1,033 sqft. Over both floors. Currently arranged as open plan ground floor space, with four separate treatment rooms in basement.

A New FR & I Lease terms available, terms to be agreed.

An early viewing is advised.

Terms

- Rent:** £28,000 pax
- Lease:** New lease terms available, terms to be agreed.
- Business Rates:** Rateable Value for 2025/26 is currently £17,750pa. All interested parties should make their own enquiries either via London Borough of Camden or via www.voa.gov.uk.
- CEPC:** E Rating (106) valid until 21/05/27
- 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