

Regency Parade, Finchley Road, NW3 5EG

LOCK UP SHOP & BASEMENT

673 sq ft 62.5 M²

TO LET



Location: Prominently located in a small island Parade adjoining Swiss Cottage Cinema and the landmark Swiss Cottage Pub. Other traders include: Costa Coffee, Eagles Chauffeurs, A Hair Salon, Estate Agencies and a grocery outlet. Swiss Cottage Underground is within approx. 100 yards.

Demise: Comprises a ground floor retail area and office/store of 543 sq ft (50M²) and a basement storage area of approx 130 sq ft (12.5m²) plus wc.
Depth 12.25m
Width (max) 4.30m
Office/Store 8.90m²

Amenities: High ceilings, Fluorescent lighting, Highly visible location, Basement storage & wc.

Lease: New lease for a term by arrangement on a full repairing and insuring basis.

Rent: £17,950 per annum exclusive

Rates: R.V. £13,500. Payable at the rate of 49p in the £. Rates payable estimated at £6735 per annum after April 2022, but currently reduced by 66% until that date. Small business relief may be available. Please check with Camden Council for full details.

References: A charge of £200.00 + 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.

Deposit: The Landlords will require a security deposit, the size of which will be dependent upon covenant.

