

CLASS E PREMISES TO LET

8-10 Winchester Road, Swiss Cottage, London, NW3



Location

The property is located in the heart of the affluent Swiss Cottage residential district with nearby occupiers including **Co-op Convenience Store, Swiss Cottage Community Centre, Green Light Pharmacy** and **Marriot Hotel Regent's Park**. **Swiss Cottage Underground Station** is within a 5-minute walk.

Lease

The premises are available on a lease for a term of 10 years subject to a rent review at the 5th year at a commencing rental of **£95,000 per annum exclusive**.

Legal Costs

Each side to bear their own legal costs incurred in the transaction.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Frontage (Winchester Road)	80 ft	24.38 m
Frontage (Fellows Road)	32 ft	9.75 m
Ground Floor Area	1890 sq ft	175.59 sq m
Basement Floor Area	1994 sq ft	185.25 sq m
Total Floor Area	3884 sq ft	360.84 sq m

Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£59,000
Rate in Pound	0.512p
Rates Payable (2021/2022)	£30,208

Interested parties are advised to verify this information with the Local Rating Authority.

Contact

Viewings can be arranged at short notice via:

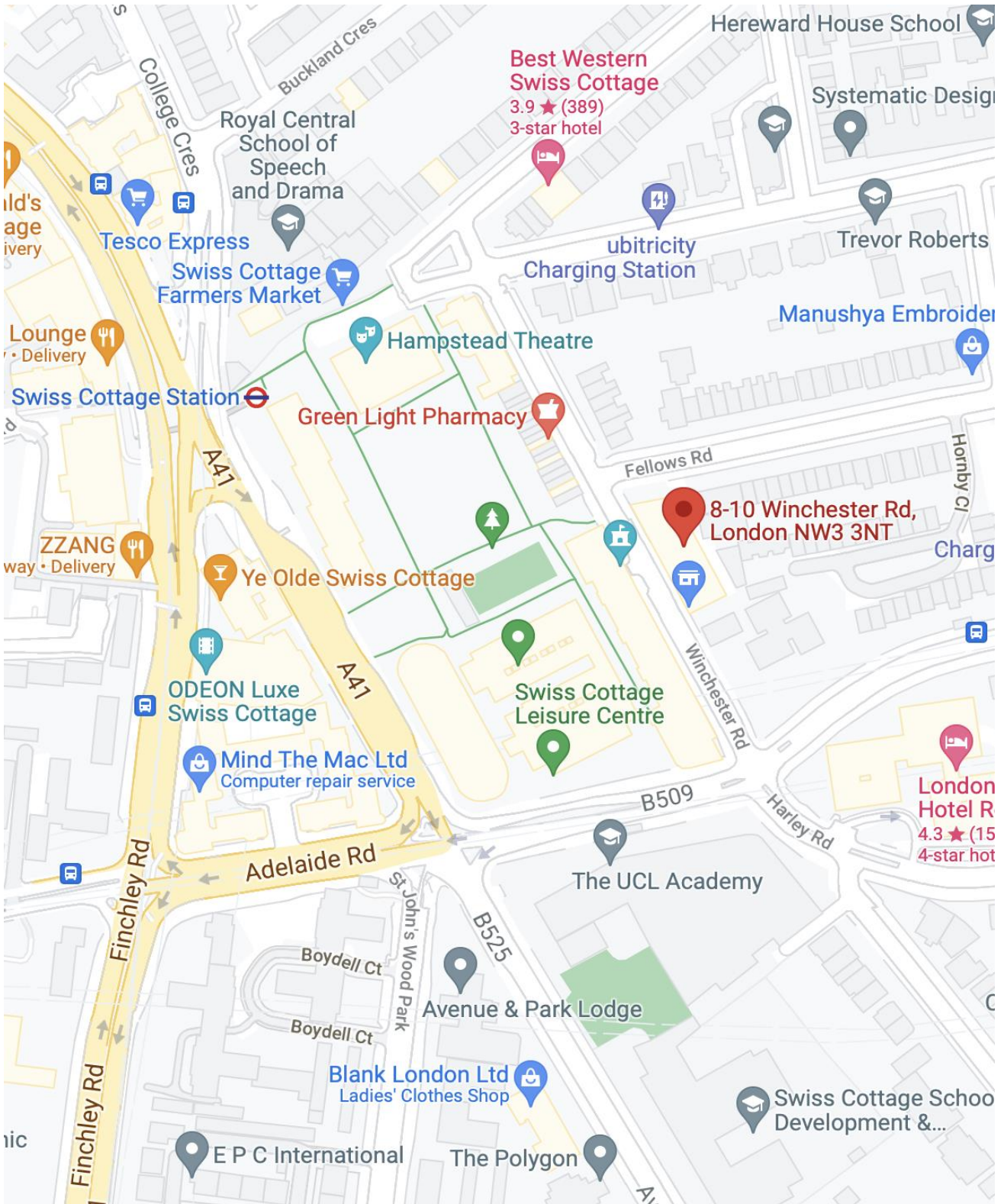
Tim Kourides

tim@tkretailproperty.com

07799 628 860

CLASS E PREMISES TO LET

8-10 Winchester Road, Swiss Cottage, London, NW3



TK RETAIL PROPERTY
7 South Molton Street
London W1K 5QG
020 7436 1600

www.tkretailproperty.com



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.