

# CLASS E PREMISES - VIRTUAL FREEHOLD FOR SALE / 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.

### Terms

Our clients wish to sell the virtual freehold (886 years) for a price in the order of £2,000,000 subject to contract.

Alternatively, the premises are available on a new lease for a term of 10 years subject to a rent review at the 5<sup>th</sup> year at a commencing rental of £95,000 per annum exclusive.

### 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
<b>Total Floor Area</b>	<b>3884 sq ft</b>	<b>360.84 sq m</b>

### 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 through either:

#### Tim Kourides

[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com) or  
07799 628 860

Our joint agent:

Reuben Barnard, Dutch & Dutch  
[reuben@dutchanddutch.com](mailto:reuben@dutchanddutch.com) | 020 81593 004



**TK RETAIL PROPERTY**  
7 South Molton Street  
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020 7436 1600

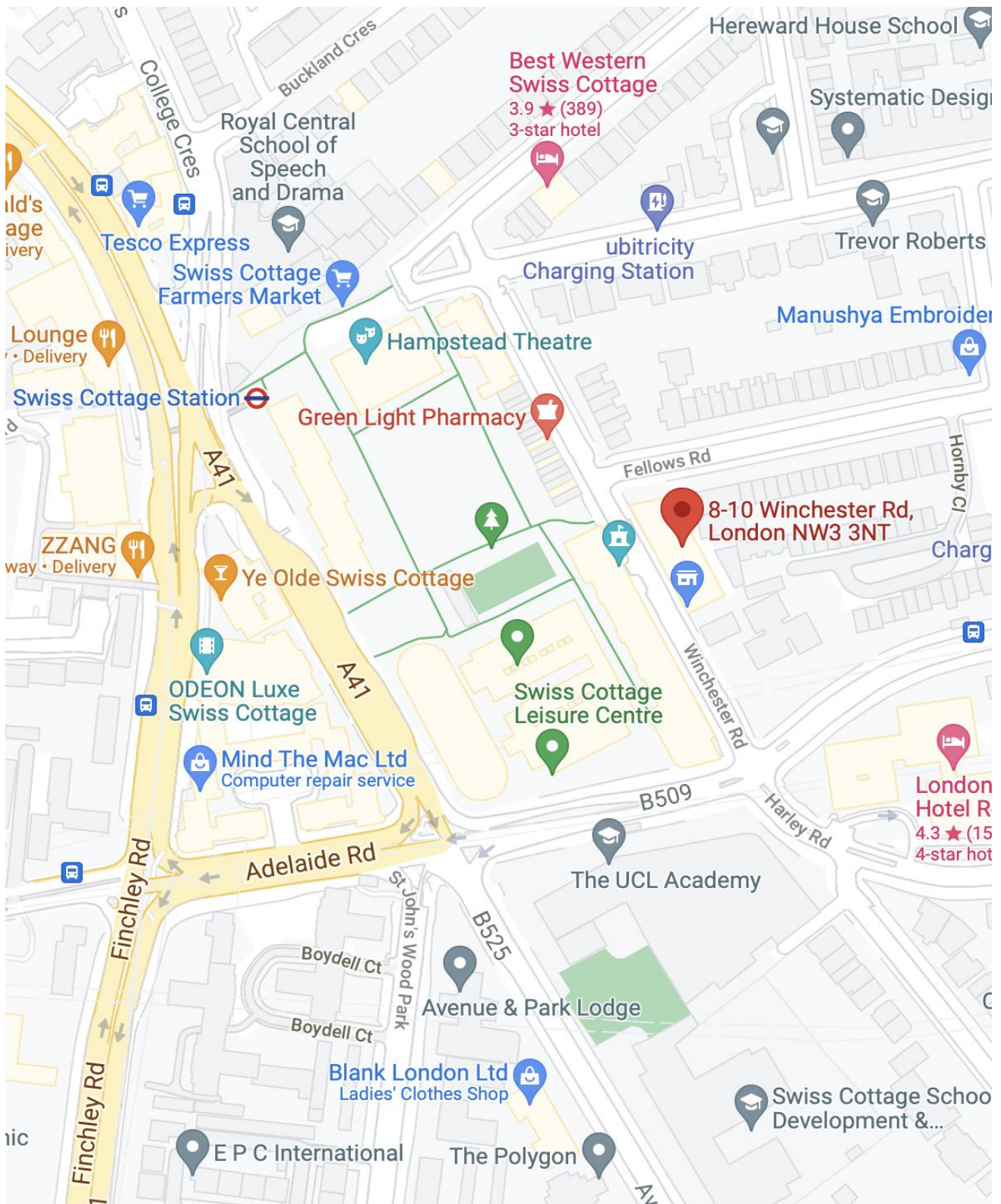
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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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