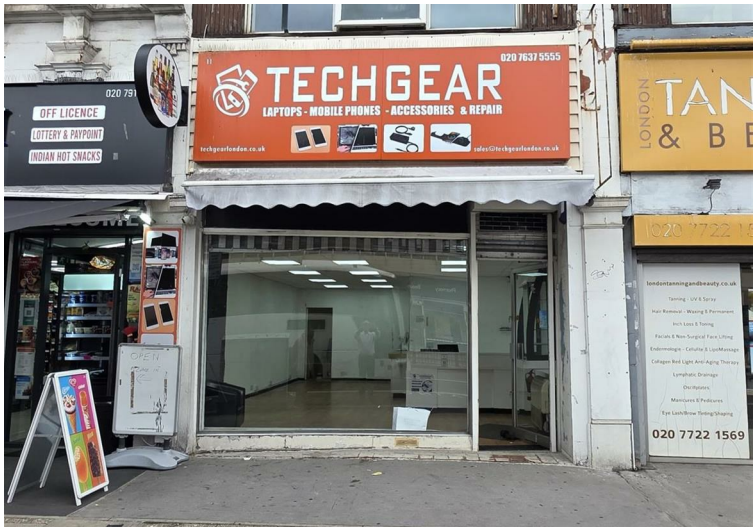
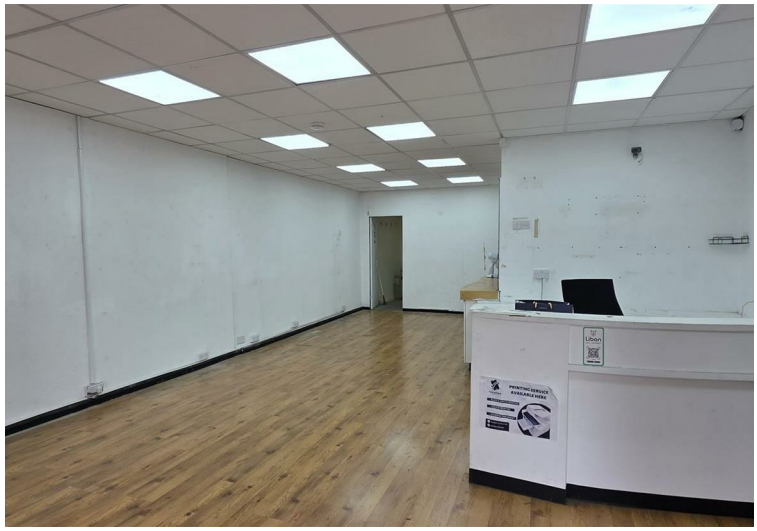


## New College Parade, Swiss Cottage, NW3 £30,000 Per Annum Subject to contract

A spacious and prominent ground and lower ground floor retail unit on the popular thoroughfare of Finchley Road in Swiss Cottage.

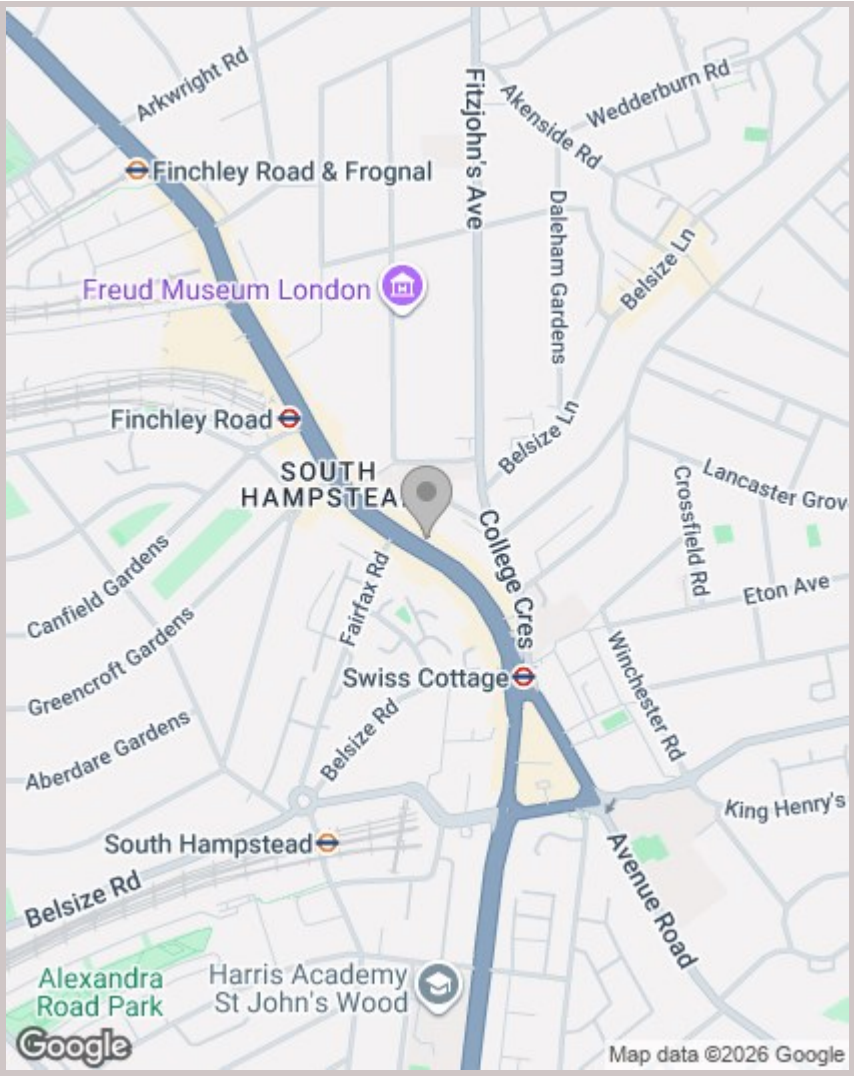
The unit is circa 1750 sqft and offers large open space on the ground floor with rear office, stairs leading to basement and wc.

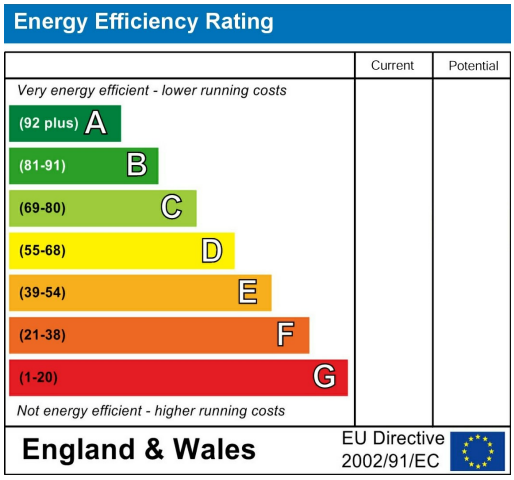
## Property Overview

New College Parade is a popular location within a few minutes walk of both Swiss Cottage and Finchley Road Underground stations and numerous high street retailers such as Marks & Spencer, McDonald's, Costa Coffe and other popular and busy retailers.

Ground and Lower
Large Space
Available now
New Lease 3 - 5 years
EPC - C

- Great Location
- New Lease
- No Premium
- Circa 1750 sq ft
- Ground and Basement
- on Finchley Road
- Available Now




Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).