

## 235/237 FINCHLEY ROAD LONDON, NW3 6LS



### **BASEMENT - TO LET**

£30,000 p/a exclusive

### **A1/A2 Use**

1,370 Sq ft

Self contained Basement space

\*Alternative Uses will be considered subject to planning\*

**100 metres from Finchley Road Station  
(London Underground footfall figures 10  
million passengers per annum) .**

The property occupies a prominent and busy trading position in between **Finchley Road Station** and **The O2 Centre**. Nearby traders include **Subway, Pizza Express, Habitat** and **Waitrose**.

Basement

1,370 sq ft

127.3 m<sup>2</sup>



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£30,000 per annum exclusive - WITHOUT PREMIUM
Rates	Interested parties are recommended to make their own enquiries with rating department of London Borough of Camden, Tel: 020 7278 4444.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact <b>DMA</b> - <b>Alex Cooper</b> <b>020 7318 6927 / acooper@dmproperty.com</b> <b>David Menzies</b> <b>020 7318 6917 / dmenzies@dmproperty.com</b> Subject to Contract & VAT