

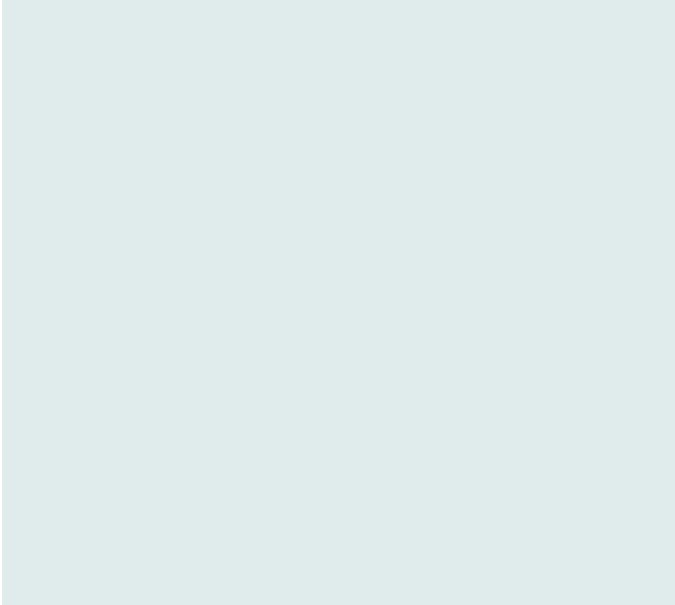
**New College Parade, Swiss Cottage, NW3 £30,000 Per Annum Subject to contract**

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

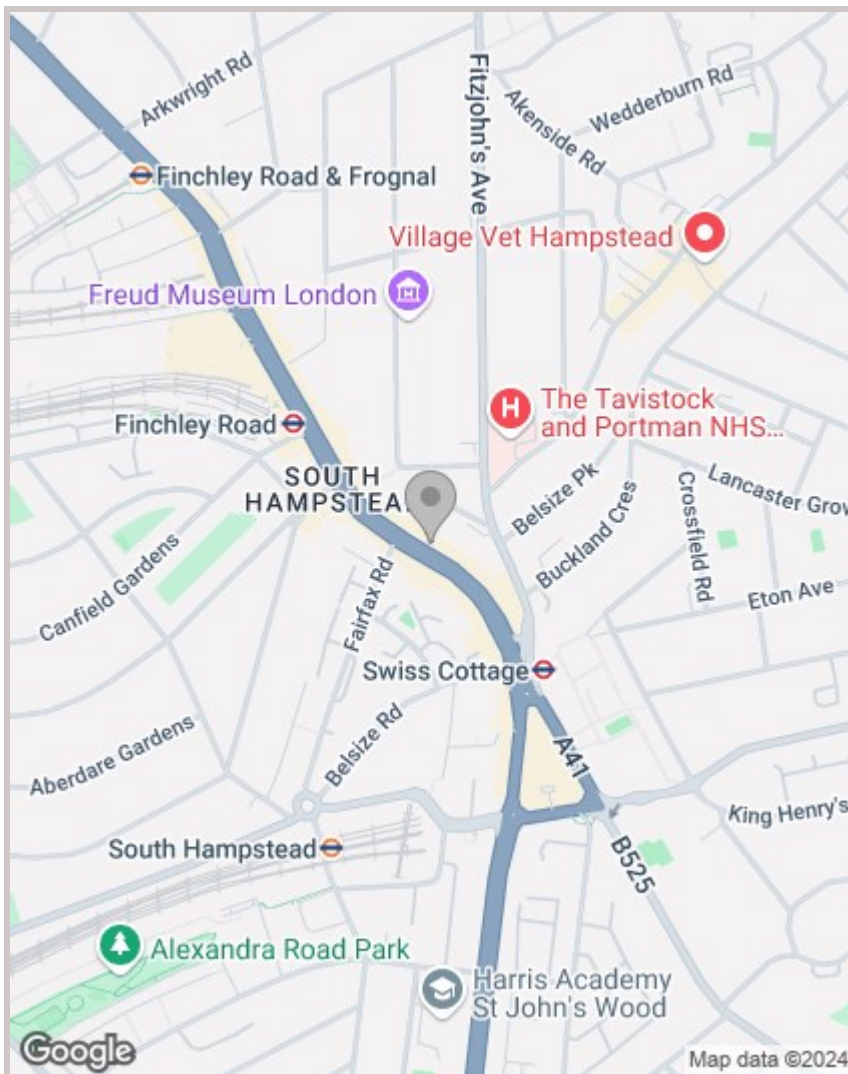
The unit is circa 1000 sqft and offers large open space on the ground floor with rear office, stairs leading to basement and wc.

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 Coffee and other popular and busy retailers.

## Property Overview



- Great Location
- New Lease
- No Premium
- Circa 1000 sq ft
- Ground and Basement
- on Finchley Road
- Available Now



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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