



A&B, 8-10 Winchester Road | Swiss Cottage | London | NW3 3NT
SHOP/OFFICE WITH BASEMENT TO LET

James ashley
commercial
property consultants

8-10 Winchester Road | Swiss Cottage | London | NW3 3NT | SHOP/GYM TO LET

- ground and basement
- 30.84 sq m (3,884 sq ft) approx.
- 'e' use class (former gym)
- new lease available
- rent £85,000 per annum
- central swiss cottage location

DESCRIPTION

The property comprises a ground floor commercial unit with additional accommodation in the basement forming part of a larger residential building. The ground floor is mostly open plan with excellent ceiling height (3.67M) and previously used as a gym and ancillary offices. There is rear loading off the service yard and a WC/shower room.

The basement provides further commercial accommodation, previously used for gym training space / workshop with a ceiling height of 2.69M.

LOCATION

The property is located in the heart of the affluent Swiss Cottage residential district with nearby occupiers including Co-op Convenience Store, Green Light Pharmacy and Marriot Hotel Regent's Park. Swiss Cottage Library, Swimming Club, Community Centre and Underground Station are located in the immediate vicinity.

The property is 2 miles north of London's West End. St John's Wood, Primrose Hill, West Hampstead & Regents Park are all within 1 mile. The property is situated on the east side of Winchester Road forming part of an attractive recently developed residential building.

ACCOMMODATION

Ground floor	175.59 m ²	1,890 ft ²	
Basement	185.25 m ²	1,994 ft ²	
TOTAL	360.84 m ²	3,884 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is available, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £55,000. Contact Camden Council on 020 7974 6104 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos



info@james-ashley.co.uk

020 7127 8781

james-ashley.co.uk



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