



James ashley
commercial
property consultants

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

8-10 Winchester Road | Swiss Cottage | NW3 3NT | GROUND FLOOR & BASEMENT

- ground floor & basement
- 360.84 sq m (3,884 sq ft) approx.
- 'e' use class (former gym)
- new lease available
- rent £79,500 per annum
- central swiss cottage location

DESCRIPTION

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 with ancillary offices. There is rear loading off the service road and a WC/shower room.

The basement provides further commercial accommodation, previously used as a 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.

Situated 2 miles north of London's West End. St John's Wood, Primrose Hill, West Hampstead and Regents Park are all within 1 mile. The property is located 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.

VIEWINGS

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



James Ashley Commercial and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley Commercial have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.