



GROUND FLOOR SHOP PREMISES

19 Malden Road

London, NW5 3HY

Ground Floor Shop Premises

High Residential Area

Ideal For Professional Services

To Let

833 sq ft

(77.39 sq m)

- Prominent Window Frontage
- Excellent Natural Light
- Concrete Flooring
- Shell & Core Condition
- Secure Roller Shutter For Both Front & Rear Of The Shop
- EPC: D-79
- High Residential Area
- Within Walking Distance To Chalk Farm (Underground Station) & Kentish Town West (Overground Station)

Summary

Available Size	833 sq ft
Rent	£16,500 per annum
Rates Payable	£5,364 per annum
Rateable Value	£10,750
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (79)

Location

Situated on the South-West side of Malden Road, close to the junctions of Prince of Wales Road & Queens Crescent, within a parade of local retailers. The local amenities of Kentish Town and Camden Lock are within walking distance. Transport facilities are convenient with Kentish Town West (London Overground), Kentish Town and Chalk Farm Stations (London Underground Northern Line) being within 10 minutes' walk. Numerous bus routes also serve the area.

Description

Comprises a spacious ground floor shop together with rear storage area & toilet. The premises benefit from a highly prominent window frontage together with a suspended ceiling and concrete flooring. The proposed tenant to fit out the shop to their own specification

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Shop	833	77.39	Available
Total	833	77.39	

Rent

£16,500 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years to be agreed, subject to periodic upward only rent reviews. The lease is to be granted outside the Security of the Landlord and Tenant Act 1954.

Legal Cost

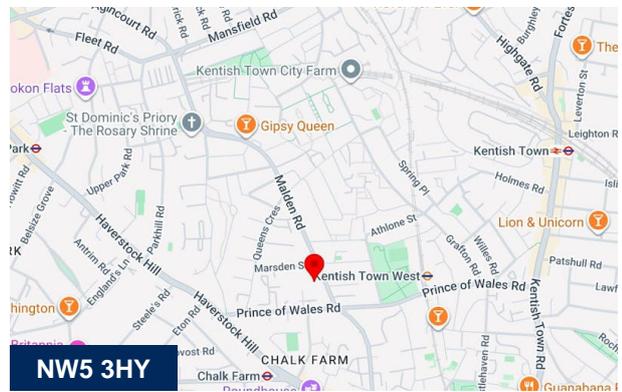
The Ingoing tenant is responsible for paying both parties Legal Costs incurred in this transaction.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's SOLE agents as above.



Viewing & Further Information



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