



115 Kentish Town Road

London, NW1 8PB

Camden QSR Restaurant Opportunity

900 sq ft
(83.61 sq m)

- Close to Camden Town Tube Station
- Full Extract in Situ
- Excellent Recent Fit-Out
- Approx 10 Years to Lease Expiry

115 Kentish Town Road, London, NW1 8PB

Summary

Available Size	900 sq ft
Passing Rent	£25,000 per annum
Premium	£75,000
EPC Rating	Upon enquiry

Description

The premises are operating as a QSR restaurant laid out to accommodate 16 covers over ground floor, with back of house spaces in the basement. The restaurant is fully fitted to a good standard and benefits from full extraction in the ground floor kitchen.

Location

The premises is located on a good position on Kentish Town Road, close to Castle Street in a busy spot with a host of independent restaurants and cafes. Camden Town tube station is just a few minutes away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	700	65.03
Basement	200	18.58
Total	900	83.61

Tenure

An assignment of the existing 15 year lease expiring in 2036, subject to 5 yearly rent reviews.

Passing Rent

£25,000 per annum exclusive.

Premium

Offers in the region of £75,000 invited.

VAT

VAT may be applicable to the rent, premium and any other figures quoted.

Planning/Licence

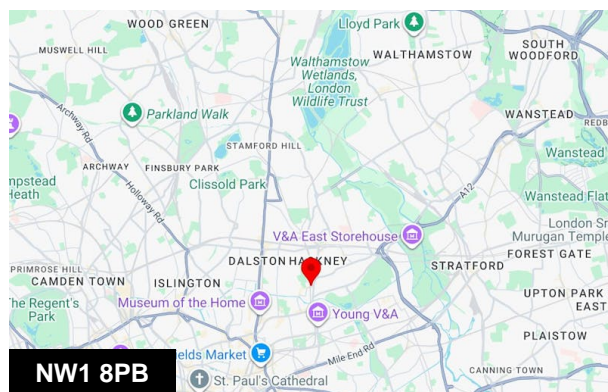
The premises benefit from E Class planning use.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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