



148 Kentish Town Road

London, NW1 9QB

Prime Retail Unit In The Heart Of Kentish Town

To Let

863 sq ft
(80.18 sq m)

- Prominent Window Frontage
- Prime Location
- Good Decorative Condition
- Lease Assignment For A Term Until December 2028
- Landlords Would Grant A New Lease (Subject To Terms)
- Private Glass Partitioned Office
- W/C & Kitchenette
- Excellent Ceiling Height
- Air Conditioning

Summary

Available Size	863 sq ft
Rates Payable	£13,500 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (111)

Location

The property is located in a prime position along Kentish Town Road opposite the junction with Prince of Wales Road. Local occupiers include Tesco, Aldi, The Abbey Tavern Pub, Pure gym, Doppio Coffee and Social Pottery with many well known local retailers, bars and restaurant's . Both Kentish Town West Station (Overground) and Kentish Town Station (Northern Line) are both within walking distance.

Description

This prime retail unit offers an excellent trading position in the heart of Kentish Town. The property has been refurbished to a good standard and includes a private mezzanine office / meeting room, 2 x WC's and a kitchenette. Amenities include: Air conditioning, modern fixtures. 15ft frontage, glazed meeting room with integrated storage underneath, Internal electric roller shutter and security alarm. The premises was previously used as an residential estate agents office. Alternative retail/office use will be acceptable.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Premises	863	80.18	Available
Total	863	80.18	

Rent

£47,000 pax.

Lease

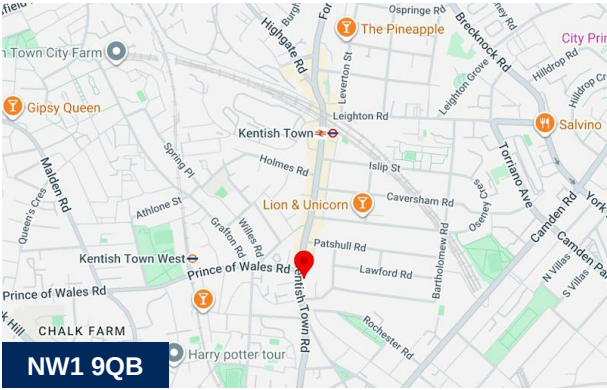
Available by way of a lease assignment for a term until the 17th of December 2028. There are no further rent reviews and the lease is outside The Landlord and Tenant Act 1954. The Landlord will consider granting a new Lease (Subject to Terms Being Agreed).

Viewings

Strictly by appointment through owner’s agents as above.

Identification

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



Viewing & Further Information



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