



**KENTISH TOWN ROAD, NW5**

**HIGH STREET SHOP  
LEASE FOR SALE**

**APPROX 444 SQ. FT.**



<b>LOCATION:</b>	Situated at the centre of the main high Street within couple of doors away from Kentish Town Tube Station directly opposite parade of shops that include Sainsbury, Franco Manco, and Pret-manger.	
<b>ACCOMMODATION:</b>	Comprising of a Ground Floor shop. The premises trading as a Top Cuts	
<b>MEASUREMENTS:</b>	Ground floor	444 Sq. Ft
	<b>Total</b>	<b><u>444 Sq. Ft</u></b>
<b>RENT:</b>	£25,000 per annum exclusive.	
<b>PREMIUM:</b>	£55,000 OVNO to include fixtures and fittings.	
<b>LEASE TERMS:</b>	The premises are available by way of assignment of existing lease of 12 years from July 2017.	
<b>RATE PAYABLE:</b>	To be confirmed	
<b>EPC RATING:</b>	D	
<b>USER:</b>	Any user within Class E of the Town & Country Planning (User Classes) Order 2020.	
<b>VIEWING:</b>	Strictly by prior appointment through Agents as above. Ref: MY or AH	

## CONTACT DETAILS



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