



# KENTISH TOWN ROAD, NW5

**HIGH STREET SHOP  
BUSINESS AND LEASE FOR SALE**

**APPROX 1,187 SQ. FT.**

<b>LOCATION:</b>	Situated at the centre of the main high Street within a parade of shops that include Sainsbury and Pret-manger. Kentish Town Tube station directly opposite the unit and Kentish Town West (Silver link) is within walking close proximity.	
<b>ACCOMMODATION:</b>	Comprising of a Ground Floor shop. The premises has been recently refurbished and fully fitted as Patisserie with seating facilities.	
<b>MEASUREMENTS:</b>	Ground floor	1187 Sq Ft
	<b>Total</b>	<b><u>1187 Sq Ft</u></b>
<b>RENT:</b>	£55,000 per annum exclusive.	
<b>PREMIUM:</b>	£125,000 fixtures and fittings.	
<b>LEASE TERMS:</b>	The premises are available by way of assignment of existing lease 15 years from 2021.	
<b>RATE PAYABLE:</b>	£27,500	
<b>EPC RATING:</b>	D	
<b>USER:</b>	Any user within Class (E) of the Town & Country Planning (User Classes) Order Amended September 2020.	
<b>VIEWING:</b>	Strictly by prior appointment through Agents as above. Ref: MY or AH	

## CONTACT DETAILS



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