



PRIME RETAIL UNIT IN THE HEART OF KENTISH TOWN

148 KENTISH TOWN ROAD

NW1 9QB

Retail TO LET

863 sq ft

(80.18 sq m)

- Located in a prominent position in the middle of Kentish Town Road
- Air conditioning
- Glass partitioned office
- W/C and Kitchenette
- In good decorative order
- Suitable for a range of uses
- Lease assignment for a term until December 2028

148 Kentish Town Road, London, NW1 9QB

Summary

Available Size	863 sq ft
Rent	£50,000 per annum
Rates Payable	£11,102.75 per annum Approx. rates payable.
Service Charge	£600 per annum Buildings insurance contribution.
VAT	Not applicable
EPC Rating	Upon Enquiry

Description

This prime retail unit offers an excellent trading position in the heart of Kentish Town. The property has been refurbished to a high 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 property would be ideal for a range of E class uses, subject to the landlords consent.

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, The Abbey Tavern Pub, Doppio Coffee and Social Pottery. Both Kentish Town West Station (Overground) and Kentish Town Station (Northern Line).

Accommodation

The accommodation comprises the following areas:

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

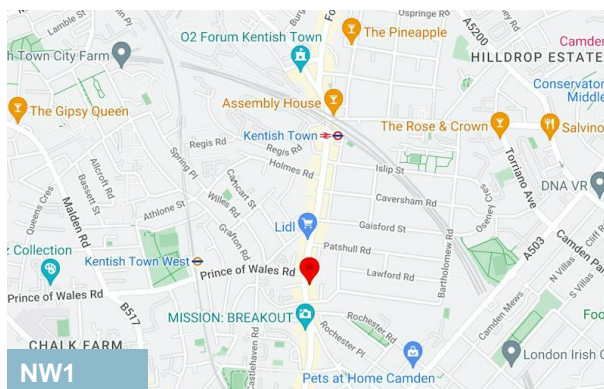
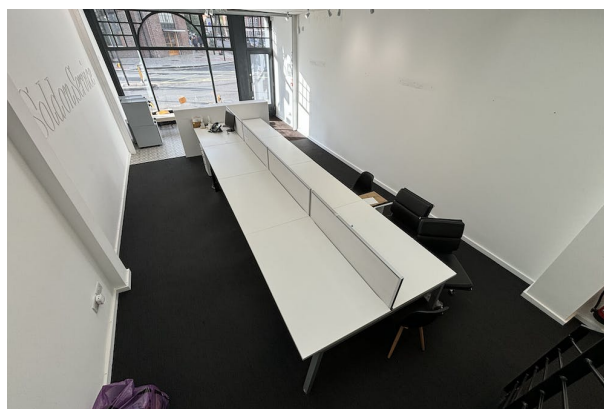
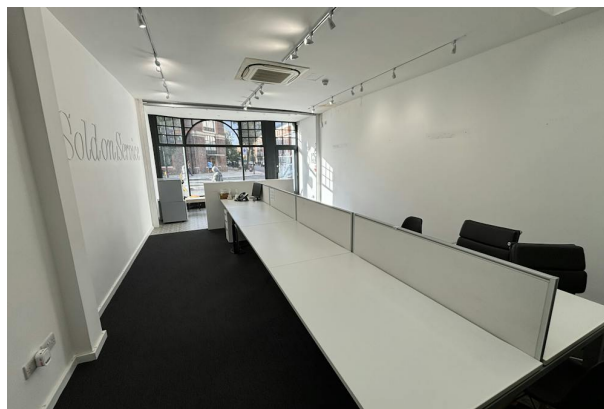
Viewings

Strictly via arrangement with Dutch & Dutch.

Terms

Available by way of a lease assignment for for a term until the 17th of December 2028. (Lease available on request.)

There are no further rent reviews and the lease is outside The Landlord and Tenant Act 1954



Viewing & Further Information



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