

# 8A HIGHGATE ROAD

KENTISH TOWN, NW5 1NR

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FOREST  
REAL ESTATE

TURO TURO X LIGAYA

own Grooming Room

Traditional  
Turkish  
Barbers



# FOR SALE

## 318 SQ FT

### Virtual Freehold Investment For Sale

## Key Features

- Virtual Freehold - 999 Years
- Income Producing Investment
- Wooden Flooring
- Spot Lighting
- 4.9m Frontage
- Walking Distance to Kentish Town Station

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## Description

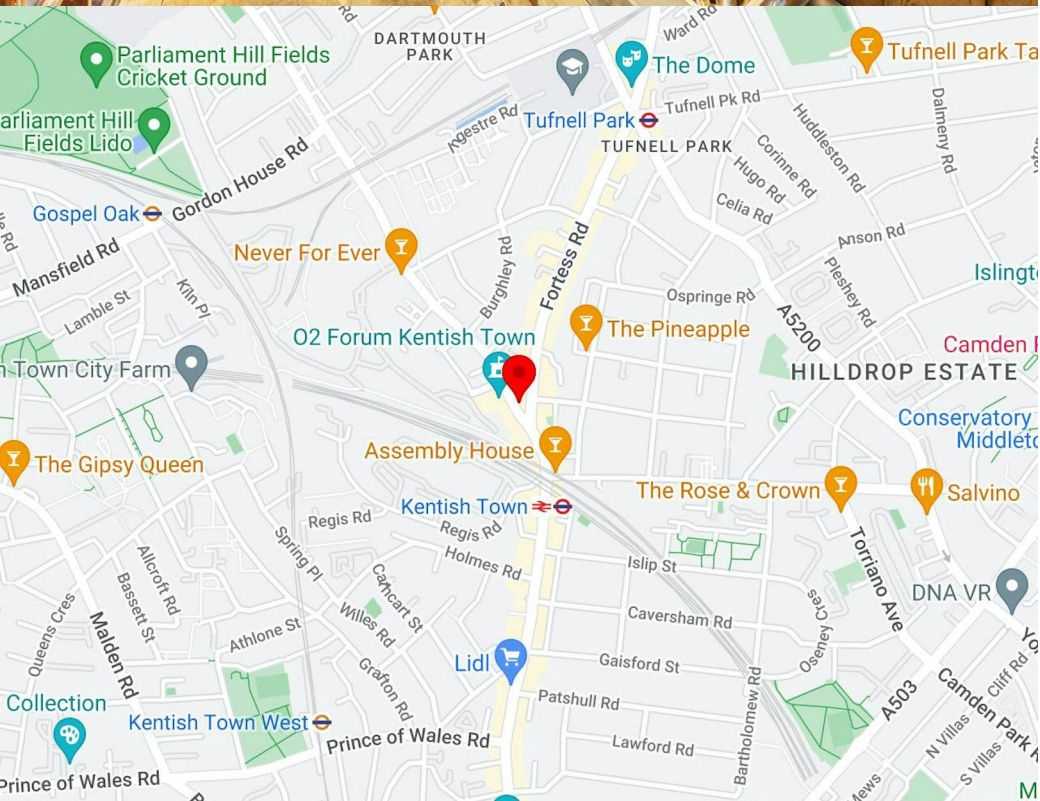
The premises comprise of a ground floor open plan retail premises totalling 318 ft<sup>2</sup>. With the benefit of a tea point and WC.

The property is currently let to an Interior Design company who have been in occupation since November 2018. The lease is due to expire in November 2024 and the current rental income is £15,000 per annum.

The property will be sold with the benefit of a new 999 year lease with peppercorn ground rent.

## Location

Highgate Road is located directly opposite the O2 Forum and is within 5 mins walking distance to Kentish Town underground station (Northern Line and Thameslink connections). The vibrant area is surrounded by a number of bars, café's, and restaurants and other amenities.









# Availability

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<b>Price</b>	£195,000
<b>Rates</b>	This property qualifies for small business rates relief
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>EPC</b>	C (72)

# Contact

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**F O R E S T**  
R E A L E S T A T E

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