

**PRIME LOCATION COMMERCIAL PREMISES**  
**SHOP / SHOWROOM / GALLERY / OFFICES / MEDICAL**  
**TO LET**

**989 Sq Ft (92 Sq M)**

**80 HIGHGATE ROAD, LONDON NW5 1PB**



**LOCATION:** The property is situated on the North East side of Highgate Road, adjacent to the Vine Public House and immediately opposite the Highgate Studios complex, close to the junctions of Somerset Road and Kentish Town Road. Transport facilities are good with Kentish Town Underground Station (London Underground Northern Line & National Rail Services) being close by. Numerous bus routes also serve the area.

**DESCRIPTION:** The property comprises a self-contained commercial unit arranged on the ground floor and basement. The building benefits from a prominent window frontage, gas central heating and wooden floors.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor – Sales	829 Sq Ft	(77 Sq M)
Basement – Storage	160 Sq Ft	(15 Sq M)
<b>TOTAL</b>	<b>989 Sq Ft</b>	<b>(92 Sq M)</b>

<b>LEASE:</b>	A new Full Repairing and Insuring Lease for a term of years to be agreed, subject to periodic rent reviews.
<b>RENT:</b>	<b>£48,000 per annum <u>inclusive of the Business Rates.</u></b>
<b>EPC:</b>	Available upon request.
<b>LEGAL COSTS:</b>	Each party to bear their own legal costs.
<b>VIEWING:</b>	Strictly by appointment through owner's SOLE Agents as above.
<b>CONTACT:</b>	Mert Seyhan 020 7482 1203 / 07506 732734 <a href="mailto:mert.seyhan@christo.co.uk">mert.seyhan@christo.co.uk</a>

### SUBJECT TO CONTRACT



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