

HIGH STREET COMMERCIAL PREMISES SHOP / OFFICE TO LET

700 Sq Ft (65 Sq M)

FORTESS ROAD, KENTISH TOWN, LONDON NW5



LOCATION: The subject property is ideally situated on the West side of Fortess Road, positioned between the bustling neighbourhoods of Kentish Town and Tufnell Park, located in a local parade of shops and offices. The property benefits from its proximity to Kentish Town and Tufnell Park Underground Stations (Northern Line), both being within a few minutes' walk. The area is also well-served by numerous bus routes.

DESCRIPTION: This commercial property is arranged over ground floor and basement, with kitchen and WC facilities. It is in good condition and has been recently refurbished.

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ESTATE AGENTS Z SURVEYORS Z VALUERS



ALL MEAUREMENTS ARE APPROXIMATE:

Ground Floor – Sales / Reception	140 Sq Ft	(13 Sq M)
Basement – Office	560 Sq Ft	(52 Sq M)
Total Area	700 Sq Ft	(65 Sq M)

* There is a shared rear yard accessible from the basement for fire escape purposes.

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to a rent review pattern to be negotiated.

- RENT: £14,000 per annum exclusive
- **RATES:** We have been advised that the current <u>rateable value</u> is £7,400, which means the premises <u>might be exempt</u> from paying Business Rates. However, interested parties are advised to make their own enquiries to the Local Authority to confirm the rates payable and any relief schemes available.
- **EPC:** Available upon request.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by appointment through owner's SOLE agents as above.

CONTACT: Mert Seyhan

020 7482 1203 / 07506 732734 / mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT

TO THE PROPERTY MISDES



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