

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.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

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.*

TERMS:

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 rateable value is £7,400, which means the premises might be exempt 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



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk