



COMMERCIAL UNIT

Kentish Town Road,
Camden Town
NW1 8NH



COAKES - TRANSPORT - DICKIES - RIGGER B...
Company
020 7485 85
TRANSPORT - DICKIES - RIGGER B...
No stopping
on any day
8am-7pm
Except 10am-4pm
loading
max 20 mins
max 3 hours
DM'S
ORIGINAL DOC SHOP

SIMMONS

BOAST

WNGZ
JZZLE, DRIZZLE & NIBBLE
SIZZLE, DRIZZLE & NIBBLE

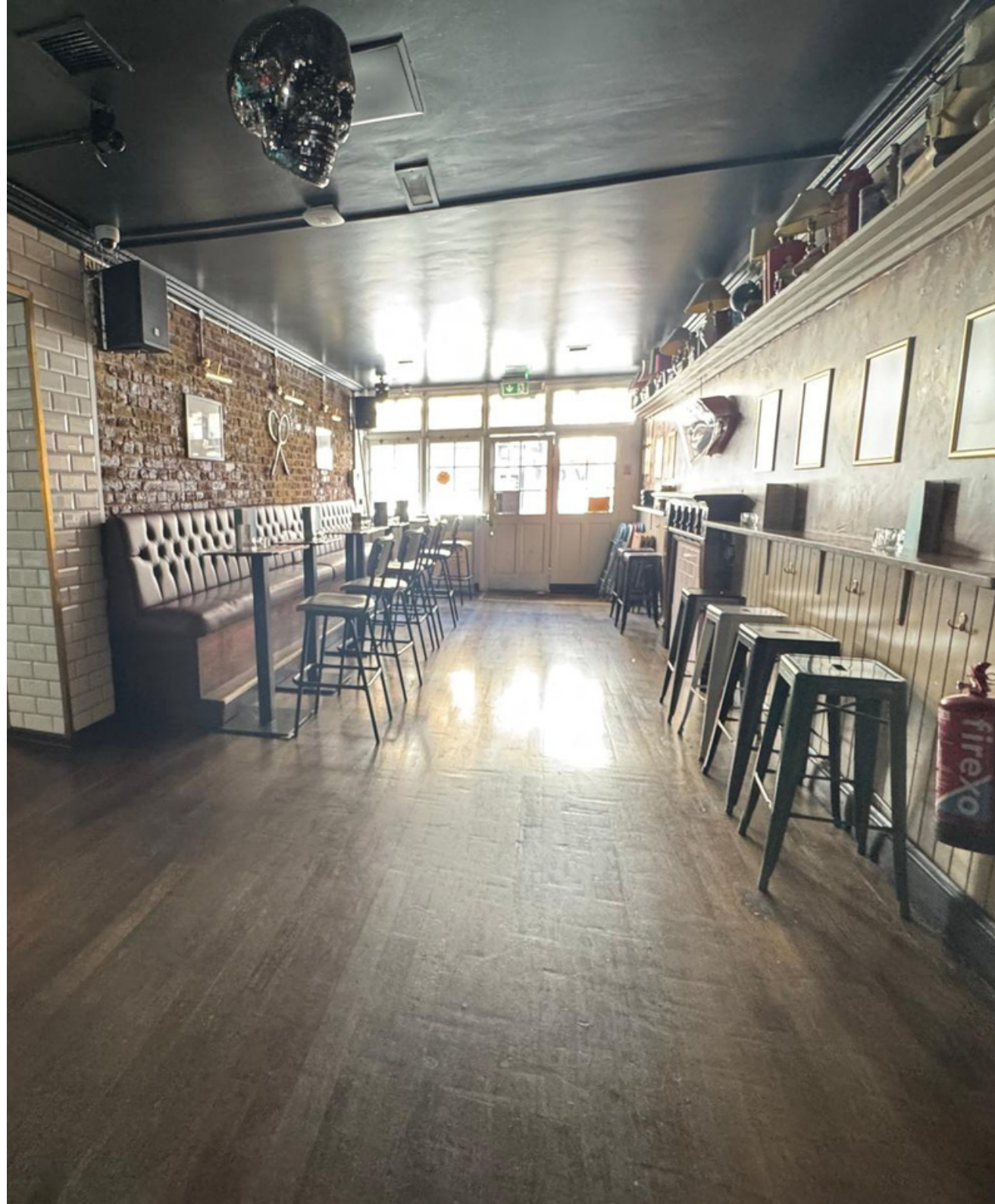
Asking price £108,000

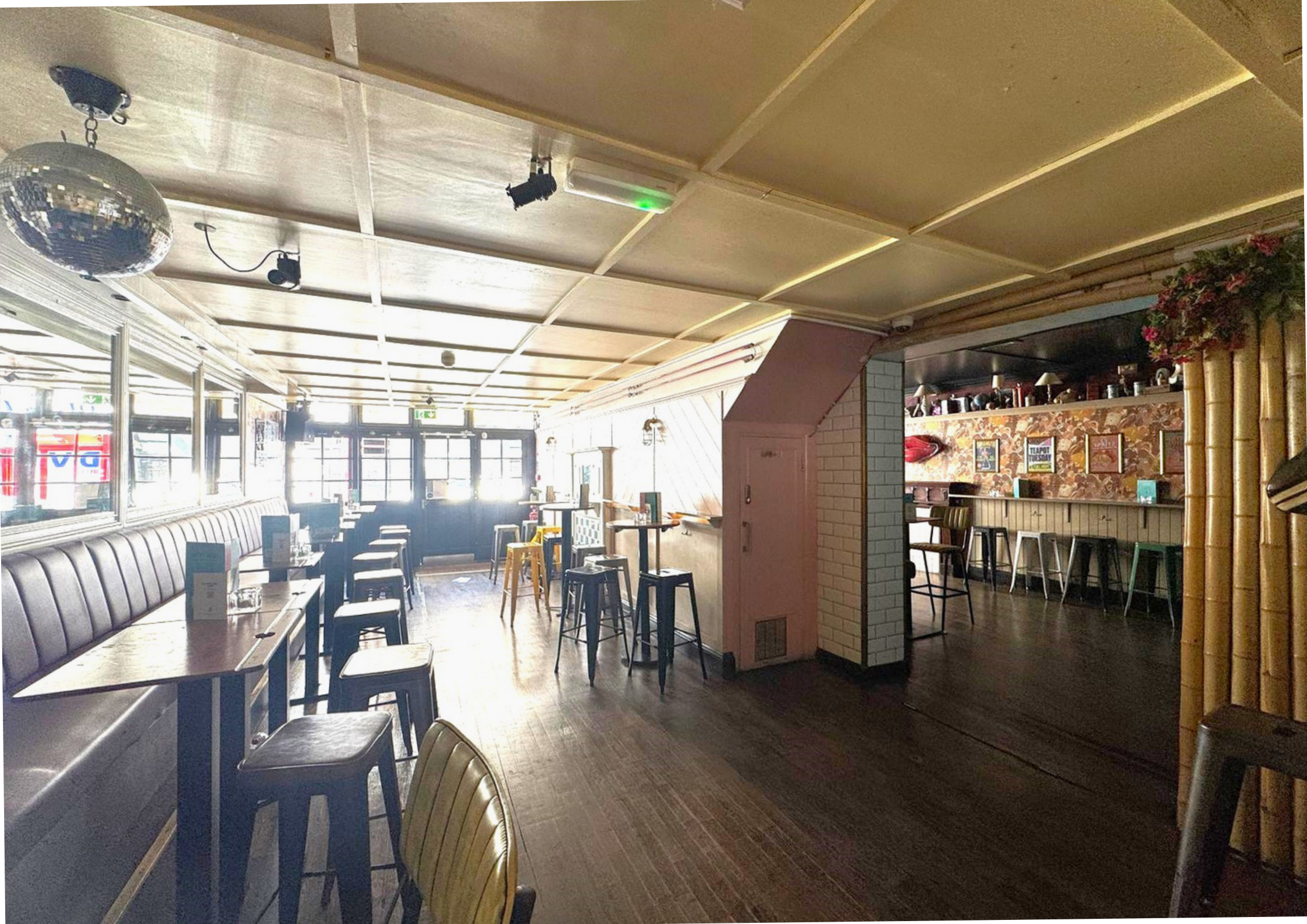
Prime commercial opportunity available on Kentish Town Road, just moments from Camden Town Station. The property offers 2,000 sq ft of space, split between the ground floor (1,400 sq ft) and basement (600 sq ft).



Key Details:

Located in a high-footfall area with strong residential
and commercial catchment
Ground floor fitted with extraction, disabled WC.

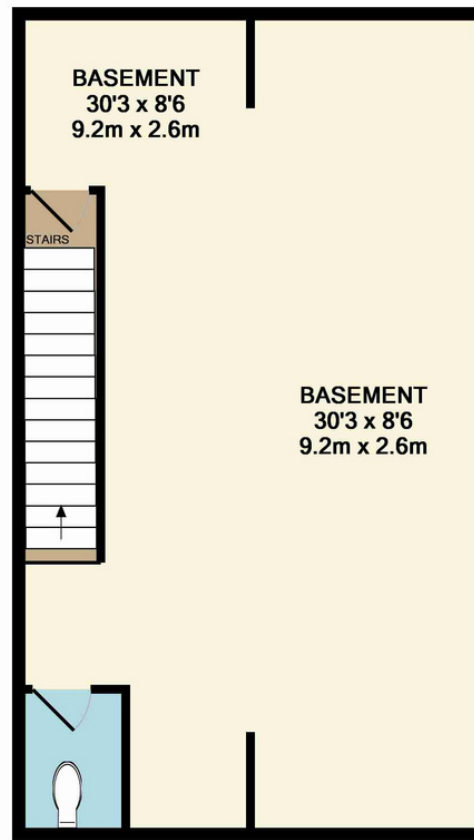




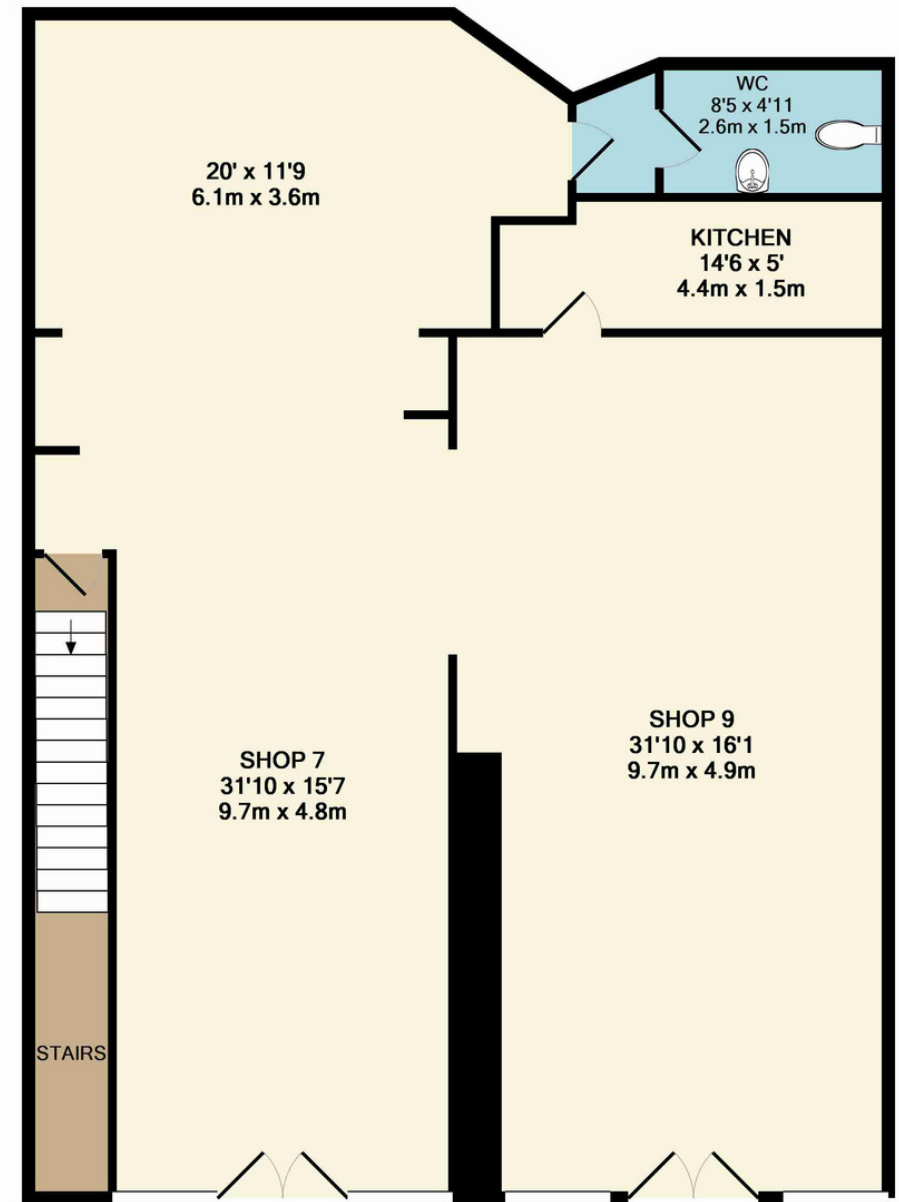
Floorplan

Approximate gross internal area

170.5 sqm / 1835 sqft



BASEMENT LEVEL
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1319 SQ.FT.
(122.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1835 SQ.FT. (170.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

020 8203 2111
www.theroundtree.com

To register your interest:

020 8203 2111

sales@theroundtree.com

theroundtree.com

1 Sentinel Square, Brent Street Hendon, NW4 2EL



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.