

**VIEW
TODAY!**

LEASE FOR SALE

£10,000

PREMIUM: £10,000

RENT: £37,000 PA

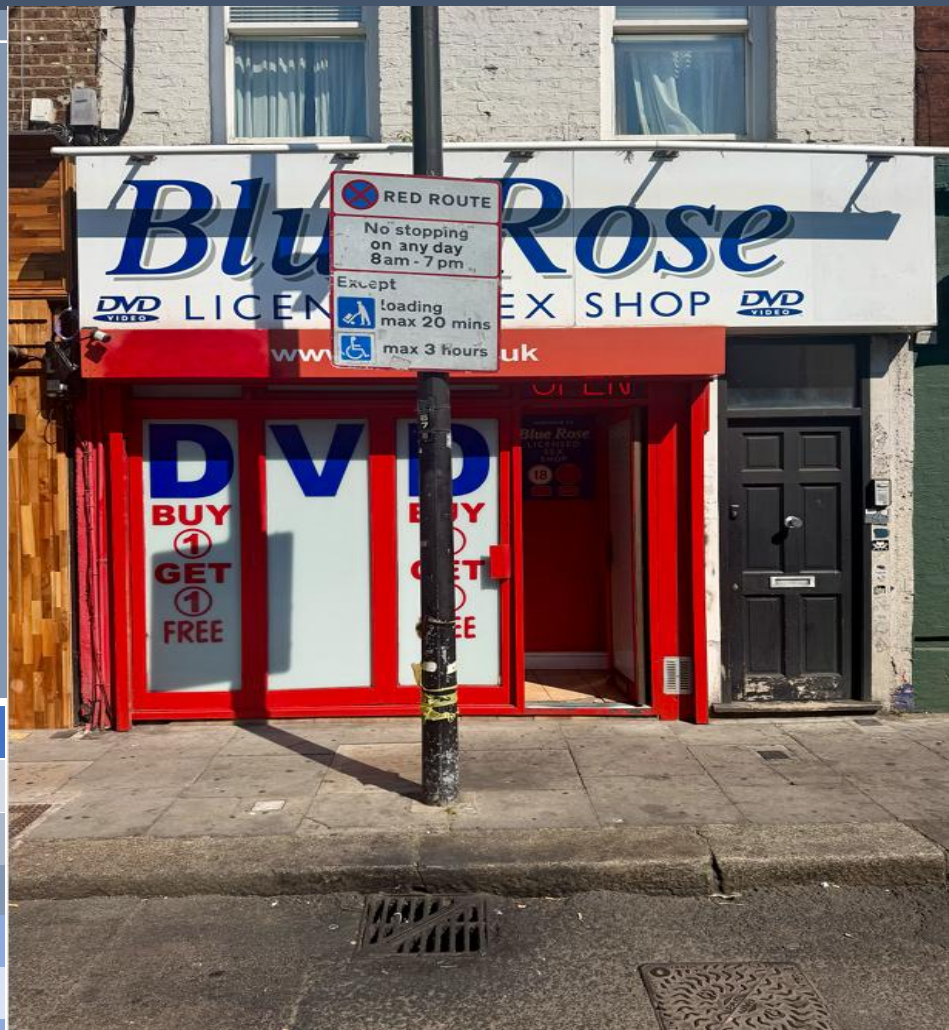
LEASE EXPIRES DECEMBER 2030

ASSIGNMENT OF EXISTING LEASE

CLASS E USE

EXCELLENT LOCATION

NEW LEASE OPTIONAL



4 Kentish Town Road, NW1 9NX

0208-368-9840

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PORTALS!**



Lease For Sale

4 Kentish Town Road, London, NW1 9NX

DESCRIPTION

By way of an assignment of an existing lease or an extension of a lease.

The property is prominently positioned in the heart of Camden Town, a vibrant and highly popular North London neighbourhood known for its excellent mix of independent retailers, restaurants, cafés and leisure amenities.

The property benefits from excellent transport connections, with Camden Town Underground Station and Camden Road Rail Station both within easy walking distance, providing convenient access across London.

Neighbouring businesses either side of the shop, namely the Camden Eye pub and Woody's Grill, have both recently undergone renovations, which has further enhanced the area.

In addition, next to Woody's Grill, there are plans for a new boutique hotel development, with works expected to commence within the next year or two.

This represents a great opportunity to acquire a presence on Kentish Town Road, Camden, particularly as the area is currently undergoing significant regeneration and investment.

Attached are photographs and website links which provide further details of the property and its potential.

<https://8-12kentishtownroad.co.uk>

Combined with the rent and business rates relief, this represents a very attractive overall package for any small business looking to establish themselves in Camden.

Directly opposite the subject premises, formerly occupied by Simmons Bar, another occupier is due to reopen as a restaurant/bar once the application for a late-night premises licence has been granted. This will have a positive impact on the area and further enhance the appeal of the location.

BUSINESS RATES

London Borough of Camden

Rateable Value: £15,250

Rates payable: £5,825.50 (2026/2027)

The premises qualifies for Small Business Rates Relief which brings the total Rates Payable to **£1,754.34** for the period 01/04/2026 – 31/03/2027

Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk.

LEASE

The premises are offered by way of an assignment of an existing lease which ends December 2030 or a new 10-20 year full repairing and insuring lease subject to five yearly rent reviews.

The new Lease is to be contracted inside Part II of the Landlord & Tenant Act 1954.

RENT

£37,000pax

PREMIUM

A premium of **£10,000** subject to contract is sought for the benefit of the business, leasehold interest, current equipment and fixtures and fittings.

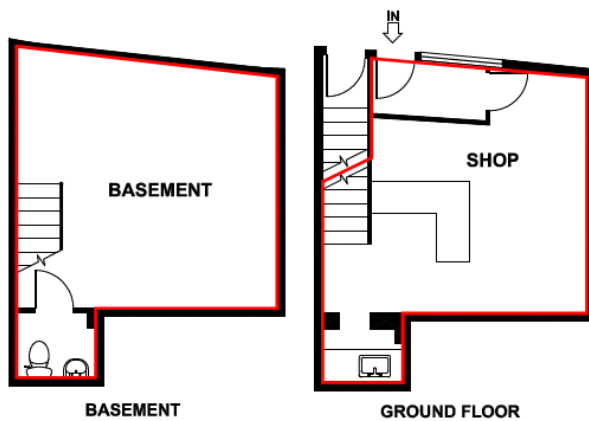
Viewing and Further Information:

Viewing strictly by prior appointment with the agent:

Nicholas Georgiou/Patrick Notaro
Neway Chartered Surveyors
0208 368 9840

Nicholas Georgiou
nick@newayestateagents.com

Patrick Notaro
pjn@neway-notaro.com

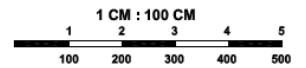


DRAWING TITLE:
 THE BLUE ROSE,
 4 KENTISH TOWN ROAD
 LONDON
 NW1 9NX

DATE:
 29 MARCH 2014

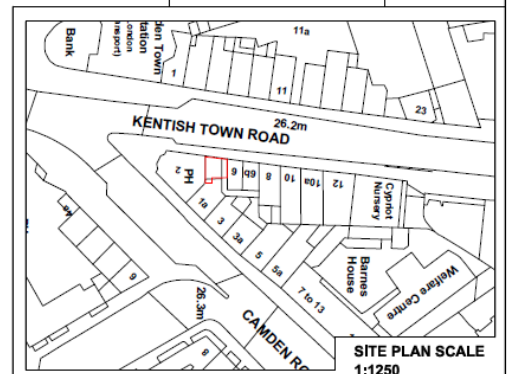
REVISION:
 1 OF 1

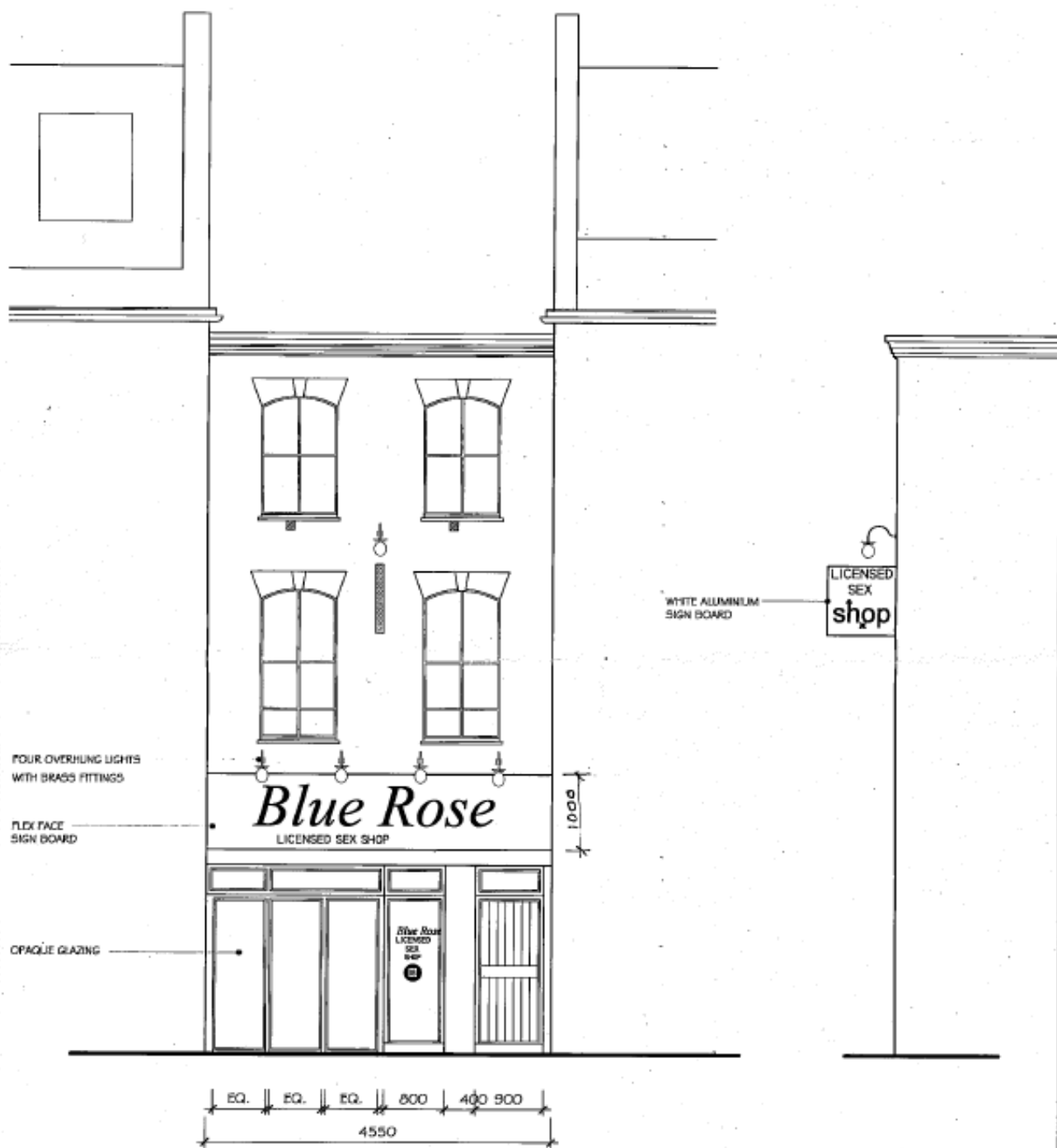
SCALE: 1:100 AT A4



SCALE: For the plan to be scale, the above scale bar must measure correct when printed (for example 5cm)

**RED OUTLINED AREAS
 ARE PART OF THE PREMISES**





PROPOSED FRONT ELEVATION

