

A3 PREMISES LEASE FOR SALE



KENTISH TOWN ROAD, LONDON, NW5 CIRCA 800.00 SQ FT (74.32 SQ M)

Location: Situated in an excellent position in Kentish Town Road, being directly opposite Barclays Bank and 2 doors away from McDonalds, Odbins, HSBC and Iceland are all immediately close by.

Description: Comprising two intercommunicating shop premises arranged over ground floor and basement. The premises are set out so that one unit is used for the preparation and some eating area and the other unit is used solely as seating area for . The premises are thought suitable for a multiple A3/A5 user. Existing layout drawings available upon request.

Areas:

Gross Frontage	18'6" (Both Units)
Unit 1 (RH) Width	8'2" Ground Floor
Depth	28'5"
Ancillary (Kitchen Area)	12'7" x 12'4"
Basement (Restricted Height)	36'11" x 10'11"
Unit 2 (LH) Shop Area	9'11" x 33'9"
Ancillary / WC	9'5" x 20'11"
Basement	(Unmeasured due to restricted access)



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Lease: Available on a new FRI lease for a term to be agreed at £35,000 pa.

Terms: A Premium of £75,000 is sought

Business Rates: London Borough of Camden - £8,300 2006 / 2007.
Interested parties should make their own enquired via the Local Authority or Valuation Office www.voa.gov.uk.
Claridges cannot guarantee any figures.

Viewing: **By Appointment only via Sole Agent Claridges Commercial – 0845 205 0007**