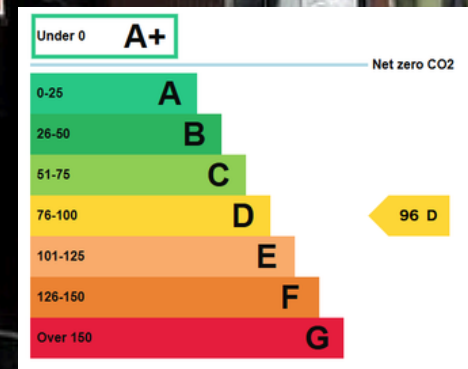


Prime Location

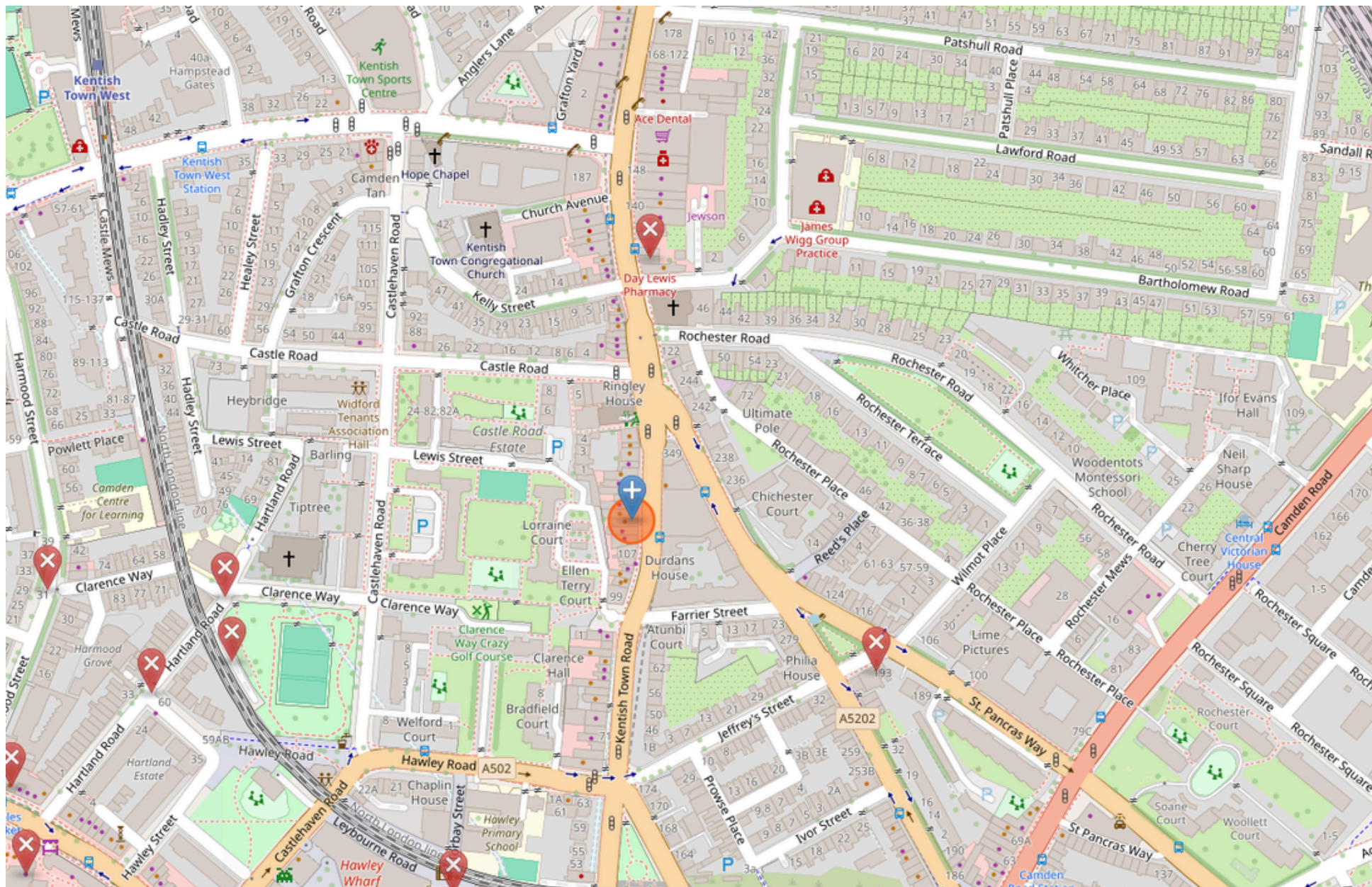
115 Kentish Town
Road,
NW1 8PB

Approx 900 sq ft - Class E

Offers invited for
a Premium & Lease
Assignment
15 Internal Covers
Available Now



LOCATION



Map by [OpenStreetMap](#)

LOCATION:

115 Kentish Town Road occupies a highly prominent position on Kentish Town Road, one of north west London's established and well-connected retail and commercial destinations.

The property benefits from strong daily footfall and excellent visibility.

Its proximity to Kentish Town and Kentish Town West stations provides excellent connectivity, while the surrounding residential population and established local amenities generate consistent demand throughout the day. The combination of prominent frontage, strong passing trade and excellent transport links makes the location particularly attractive for a wide range of retail and leisure occupiers.

Nearby occupiers consist of McDonald's, Nando's, Tesco, Sainsbury's, Greggs and Costa Coffee.

DESCRIPTION:

The property benefits from an excellent frontage and strong presence. Having 10 years remaining on the lease can be appealing to certain occupiers, as it provides long-term security and certainty of occupation without the need to renegotiate in the near future.

The opportunity is particularly favourable for an incoming occupier seeking a prominent trading location with existing infrastructure in place, potentially avoiding the significant cost and time associated with installing a new extraction system and fitting out a comparable premises.

ACCOMMODATION:

The accommodation comprises the approx following areas(GIA):

Ground Floor:	727 sqft
Lower Ground:	164 sqft
Total:	892 sqft

KEY LEASE TERMS:

PASSING RENT

- The current rent is £25,000 per annum exclusive.

PREMIUM

- Price On Application

LEASE

- Assignment of the existing lease with approximately 10 years remaining.

PLANNING

- The premises benefit from E Class planning use. Please note however, there is currently no premises licence in place for the sale of alcohol.

HOLDING DEPOSIT

- A holding deposit will be required. The deposit will guarantee a period of exclusivity and will be held in the Brecker Grossmith client account pending completion.