

London  
152-156 Kentish Town  
Road, NW1 9QB

**mre** McMULLEN  
REAL ESTATE



## Location

The subject property comprises a ground floor and basement retail premises with front loading.

The premises occupies a prominent location on Kentish Town Road and is situated between Kentish Road and Camden Road tube stations.

The High Street has a strong mix of both national and independent retailers including **Lidl, Tesco Express, Gail's, Superdrug** and **Neighbourhood Organic**.

## Accommodation

Arranged over the ground floor and basement, the unit provides the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	5,456	506.8
Basement	6,043	561.4
<b>Total</b>	<b>11,499</b>	<b>1,068.2</b>

NB. There is the option to subdivide the unit horizontally to allow for separate trading floors on ground and basement.

## Tenure

This property is available by way of a new effective FRI lease for a term of 10 years

## Rent

£275,000pax



Click to View

## Viewing & Further Information

**Mark Crookes**



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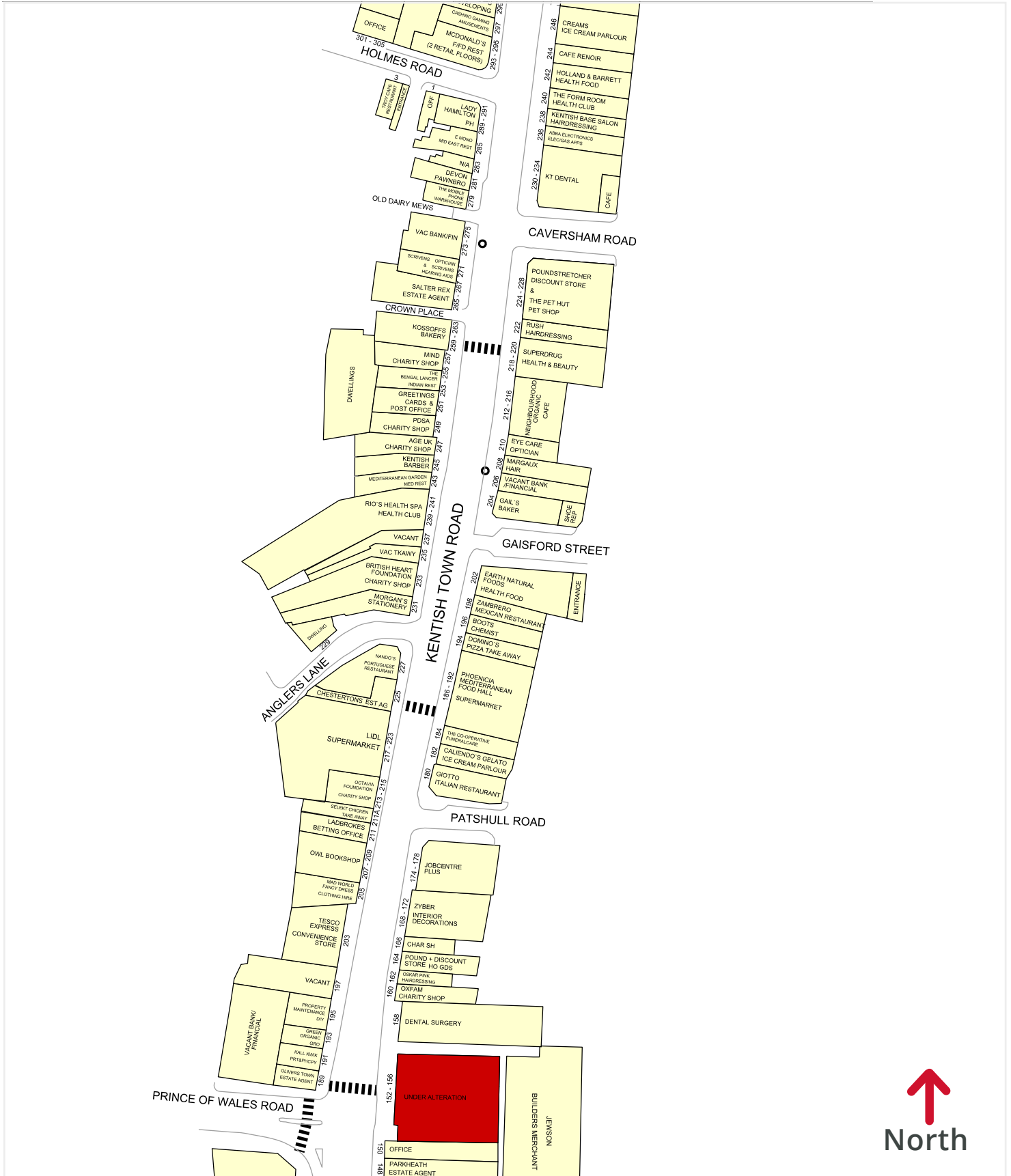
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## Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	To Be Assessed
UBR Rate (2023/24)	51.2p
Rates Payable	To Be Assessed

(Interested parties are advised to make enquiries with the Local Authority)

## Timing

The property is currently under construction. Vacant possession deliverable October 2023

## Service Charge

N/A

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

EPC available upon request.

### Important Notice

McMullen Real Estate and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by McMullen Real Estate: 020 3058 0200.

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