

197 KENTISH TOWN ROAD

London NW5 2JU

A Prime North London Class E Opportunity

- Located on a prime pitch on Kentish Town Road
- Fully glazed shopfront
- Ground & first floors
- Rear access
- To be delivered in Shell & Core condition
- Available on a new Lease



CGI

1,700 SQ FT

157.9 sq m

£75,000 PER ANNUM

CLASS E USE / NEW LEASE / GROUND & FIRST FLOORS

Location & Accommodation



197 Kentish Town Road occupies a prominent position immediately adjacent to Tesco on a well-established North London retail and leisure destination within the London Borough of Camden. The property benefits from strong passing footfall and a dense residential catchment.

Nearby occupiers include Franco Manca, Gail’s, Aldi, Sainsbury’s and Co-op, alongside independent retailers, cafés, restaurants and pubs.

Kentish Town Underground and Thameslink station provide Northern Line and National Rail services, with Kentish Town West Overground station also nearby. Camden Town is within easy reach.

Description

New-build Class E space arranged over ground and first floors, forming part of a new development. The premises will be delivered in shell and core condition with capped-off services and a fully glazed shopfront, ready for an incoming tenant’s fit-out. Both floors benefit from ample natural light and rear access.

Accommodation

FLOOR	SQ FT	SQ M
Ground	1,100	102.2
First	600	55.7
Total	1,700	157.9

Letting Terms & Enquiries

Rent

Offers in the region of £75,000 per annum, exclusive of all other outgoings.

Business Rates

The property is yet to be assessed. All parties are advised to make their own enquiries.

Tenure

A new fully repairing and insuring lease is available direct from the landlord, for a term to be agreed.

Service Charge

To be advised.

Planning

Class E use, providing for office, retail, medical and some leisure uses.

EPC

To be advised.

VAT

Applicable.

ENQUIRIES & VIEWINGS

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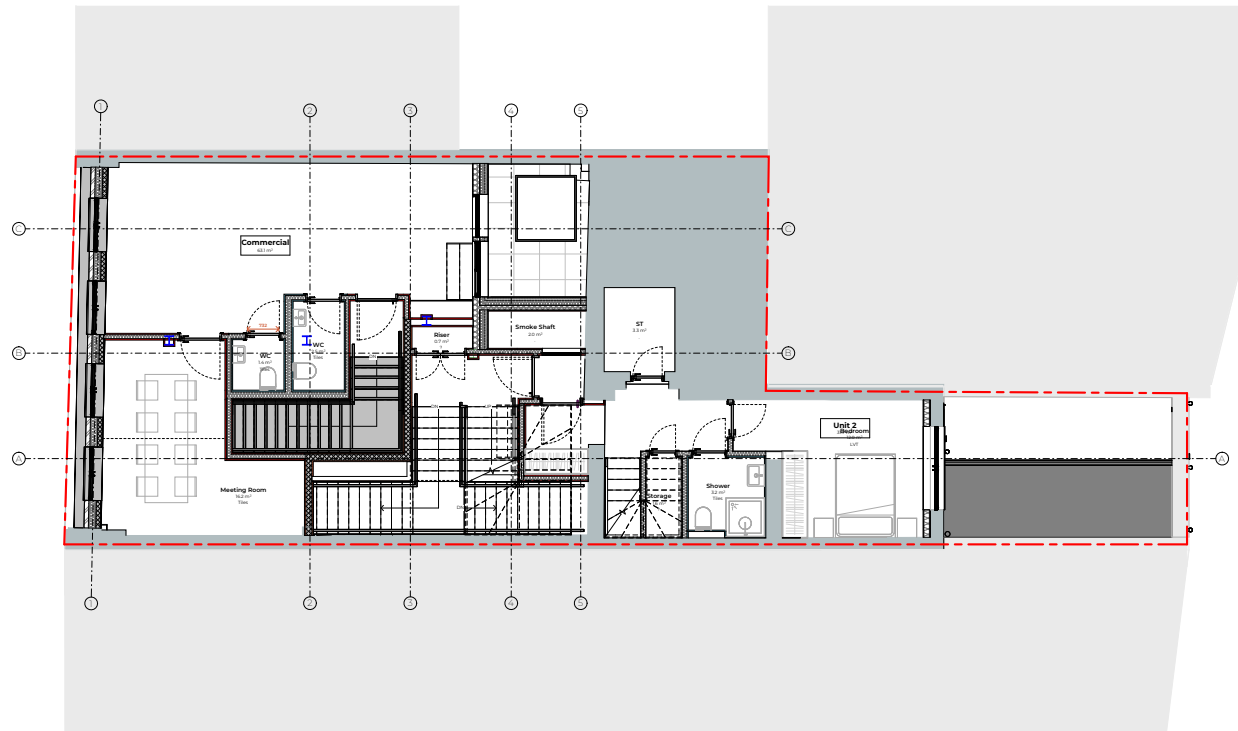
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DA GROUND FLOOR PLAN
Scale 1:50



DA FIRST FLOOR PLAN
Scale 1:50