

# Prime Shop available



Photo while previous tenant in occupation

**335 Kentish Town Road  
NW5 2TJ**

**166 sq m | 1,780 sq ft**

## 335 Kentish Town Road NW5 2TJ

### Location

Prime position facing Kentish Town Station and Bus stops.

In prominent frontage next to Sainsbury's Local, with Franco Manca, Pret, Gokyuzu and Wenzel's adjacent.

Northern Line and National Rail/Thameslink attract c.8m passengers a year. The Northern Line entrance has reopened in Dec 2024 following an 18 month refurbishment.

### Accommodation

Internal Width 5.26 m | 17 ft 3 in

Shop Depth 22.99 m | 75 ft 5 in

Ground floor 116 sq m | 1240 sq ft

Basement 50 sq m | 540 sq ft

**Total 166 sq m | 1780 sq ft**

Photo Shows area of outside seating for previous tenant.

### Terms

Sublease at £75,000pa on FRI basis.

**Rates** Rateable Value £37,750. Estimated payable £12,571 in year to April 2026 after 40% Business Rates allowance

**Legal Costs** Each side to pay their own costs

**EPC** Rated B. Certificate valid until 14th Jan 2035



01494 422 359 [office@ERICsurveyors.com](mailto:office@ERICsurveyors.com)

**VIEWINGS BY APPOINTMENT ONLY**  
or for further information *please contact:*

**Steffen Frost** 07907 772588  
[steffen@ERICsurveyors.com](mailto:steffen@ERICsurveyors.com)

**Andy Smith** 07747 564 818  
[andy@ERICsurveyors.com](mailto:andy@ERICsurveyors.com)

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