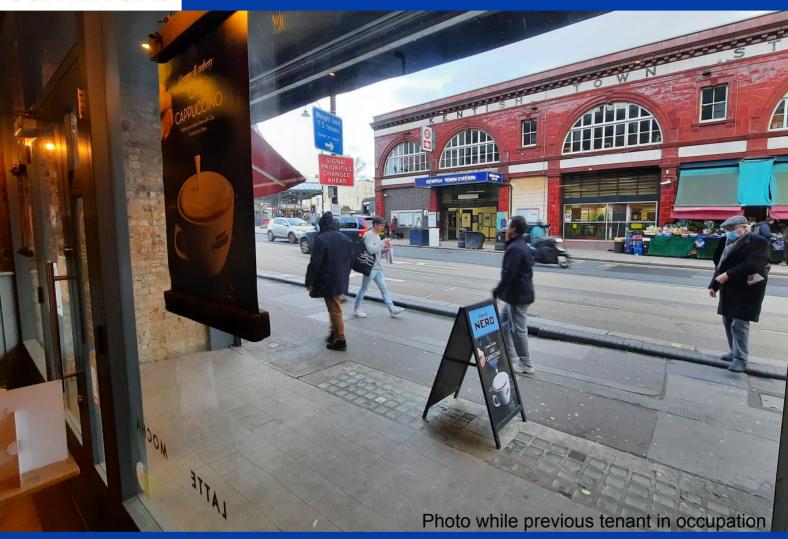


# Prime Shop available



## 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



### **VIEWINGS BY APPOINTMENT ONLY**

or for further information please contact:

Steffen Frost 07907 772588 Andy Smith 07747 564 818 steffen@ERICsurveyors.com andy@ERICsurveyors.com

01494 422 359 office@ERICsurveyors.com

These particulars are provided as a general guide only and all details should be checked independently. Subject to contract. Anti Money Laundering checks will be required in any sale or letting. No representation or warranty is intended to be made or given by these particulars.