



ERIC
SURVEYORS

Prime Shop / Restaurant to Let



**335 Kentish Town Road
NW5 2TJ**

166 sq m | 1780 sq ft
or 244 sq m | 2620 sq ft

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Location

Prime position facing Kentish Town Station and Bus stops.
In prominent frontage from Sainsbury's Local to Franco Manca, Pret and Wenzel's. Northern Line and National Rail/Thameslink attract c.11m passengers a year.

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

New Lease available. Caffe Nero hold above accommodation on 10 year FRI lease from 2017 @ £70,000pa.

Or additional rear GF space of 78 sq m | 840 sq ft considered giving:

Entire ground floor	194 sq m 2080 sq ft
Total	244 sq m 2620 sq ft

See plan overleaf.

For extended space offers over £90,000pa sought.

Rates Rateable Value £44,250

Legal Costs Each side to pay their own costs

EPC Available on request



01494 422 359 office@ERICsurveyors.com

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

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These particulars are provided as a general guide only and all details should be checked independently. Subject to contract. No representation or warranty is intended to be made or given by these particulars.

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