



RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

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A3 LEASE AVAILABLE IN KENTISH TOWN



Kentish Town Road
Kentish Town
London
NW1 8PB

LOCATION

This premises is located on Kentish Town Road, equidistant from Camden Road and Kentish Town train stations. The site is surrounded by a number of trendy restaurants, cafes and shops.

Nearby operators include Bintang, Guanabana, Nando's and The Abbey Tavern Pub.

RENT

£22,000 per annum.

PREMIUM

Upon Application.

LEASE

The premises are available by way of an assignment of the existing Full Repairing and Insuring Lease expiring in October 2036, held inside the Landlord and Tenant Act 1954.

PLANNING

The premises benefit from Use Class A3 (Restaurant).

ACCOMODATION

The premises are arranged over ground floor and basement providing the following approximate areas:

Ground Floor	845 SQ FT
Basement	263 SQ FT
TOTAL	1,108 SQ FT

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

RATES

We have been verbally informed by the local authority:

2018

Rateable Value: TBC

Rates Payable: TBC

All parties are advised to confirm the above with the Camden Council.

EPC

A EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



FOR VIEWINGS PLEASE CONTACT

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SUBJECT TO CONTRACT