



## Class E Unit In Excellent Location

70.00 m<sup>2</sup> 752 Sq Ft Storage & Large Rear Yard

Kentish Town Road, London, NW1 9QB

### Location

Situated on this highly visible location directly opposite Prince Of Wales Road, and adjoining a major new development which will house a major supermarket on the ground floor. Other nearby traders include Tesco Express, Kallkwik, Ladbrokes and Owl Bookshop.

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

### Accommodation

Comprises an E class unit comprising approximately 560 sq ft (52 M<sup>2</sup>) on ground floor, mezzanine kitchen, 3 basement wc's, and large rear yard with timber storage/office units.

Internal Width (Max) 3.75 m  
Retail Depth 12.90 m  
Retail Area 46.60 m<sup>2</sup>  
Mezz. Kitchen 5.60 m<sup>2</sup>  
Rear Yard 70.00 m<sup>2</sup> on which are:  
Timber Stores 17.70 m<sup>2</sup>  
**Total Covered Area 70.00 m<sup>2</sup> Overall (752 Sq Ft)**

### Amenities

- Very Prominent Location
- Large Rear Yard
- LED Lighting
- 3 x WC's
- Secure Modern Shopfront

Rent £47,500 p.a.x. per annum. VAT is not applicable.

Lease New lease for a term by arrangement, on full repairing and insuring basis.

Rates Rateable Value £19,500 from 1/4/2025. This is *not* what you pay. Please check with Camden Council Business Rates Department.

Deposit The Freeholders will require a security deposit of between 3- and 6-month's rent as security, dependent upon covenant.

References A charge of £250.00 + VAT is payable for taking up references on behalf of prospective tenants. This fee is non refundable

### N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

**Tel:** 0207 286 8363      **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)