

PRIME RESTAURANT OPPORTUNITY

180 KENTISH TOWN ROAD, LONDON, NW5



Location

The premises are situated at the junction of Kentish Town Road and Patshull Road, close to Kentish Town Underground Station and Kentish Town West Railway Station. Nearby occupiers include Wahaca, Nando's, Franco Manca and Soho Houses' Chicken Shop, Pizza East and Dirty Burger.

Description

The property comprises 3 storeys, providing restaurant use on ground floor and basement and 7 residential units on upper parts.

The ground floor provides a seating area with a kitchen and bar. The basement houses an independent bar with WC's.

Accommodation

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

Ground Floor	1,350	sq ft	125.4	sq m
Basement	1,150	sq ft	106.8	sq m
Total	2,500	sq ft	232.2	sq m

Rent

£85,000 per annum exclusive.

Tenure

The premises are available on a new, effectively full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value	£21,500
UBR 2017/18	£0.479
Rates Payable	£10,299

Interested parties are advised to contact Camden Borough Council for verification.

EPC

Available on request.

Viewing

Viewings are strictly by appointment only through joint sole agents:

Levy Real Estate

Matt Paulson-Ellis
020 7747 0151
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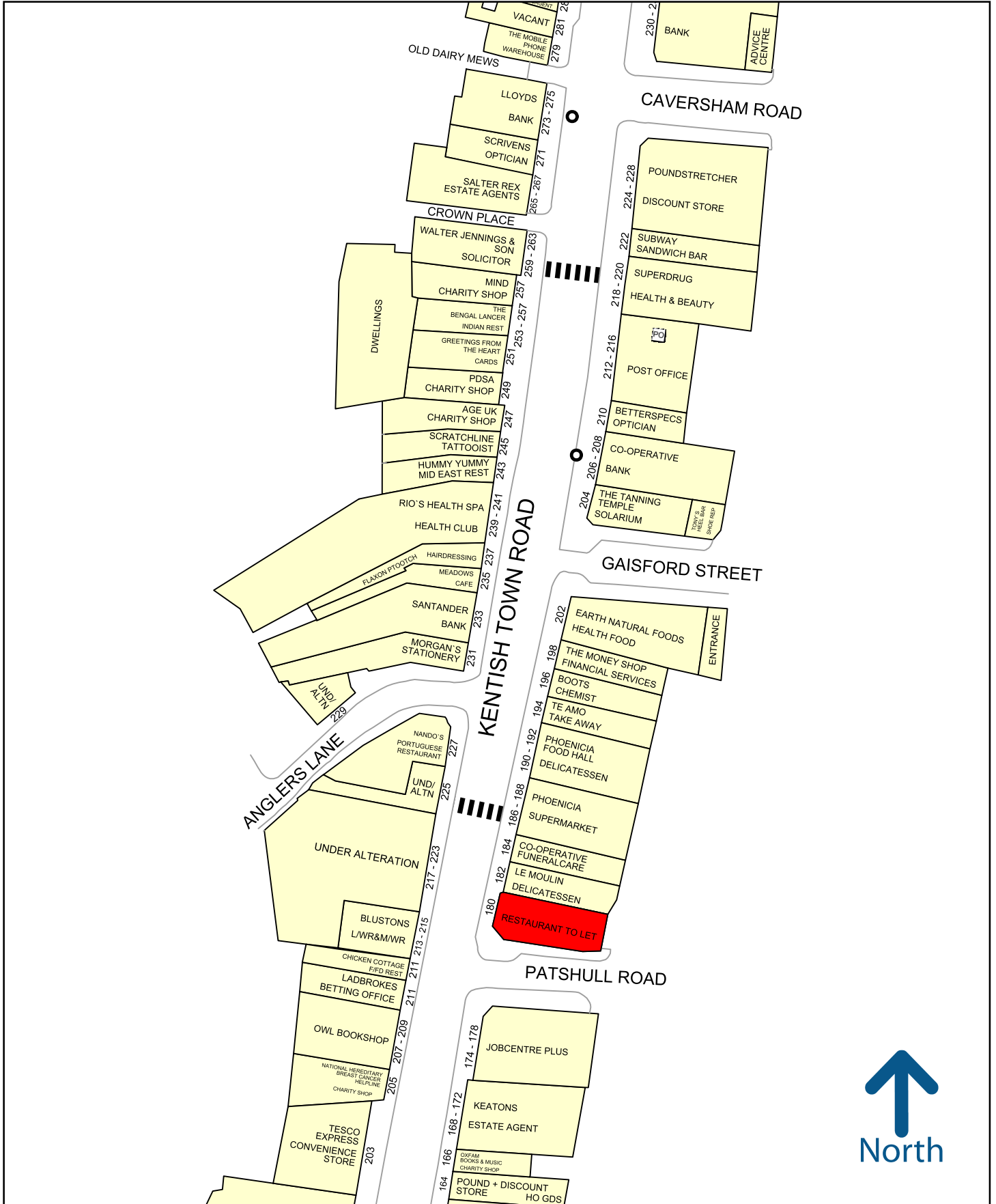
Colliers International

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NW5 2AE

Subject to Contract

AUGUST 2017



Experian Goad Plan Created: 03/08/2017
Created By: Levy

50 metres

