



AVAILABLE TO LET

# 155-157 Queens Crescent

155-157 Queens Crescent, Kentish Town, London NW5 4EA

Prominent Retail Premises on Queens Crescent To LET

## Prominent Retail Premises on Queens Crescent To LET

The property is mainly open plan with excellent natural light, a kitchen / break out room to the rear and 3 W/C's.

Internally there is a storage basement with restricted height accessed via a hatch door, this has not been included in the measurements.

Formerly a William Hill bookmakers the property would be suitable for a number of uses subject to the landlords consent.

**Rent** £32,500 per annum

**Building type** Retail

**Planning class** A1

**Size** 1,654 Sq ft

**VAT charges** Plus VAT.

**Lease details** A new Full Repairing and Insuring lease for a term by arrangement.

**EPC certificate** Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/44847-155-157-queens-crescent-155-157-queens-crescent>



Return frontage

---

Open plan layout

---

W/C's

---

1,654 sqft

---

Busy market location with Markets Thursdays and Saturdays

---

Located between Kentish Town and Belsize Park



155-157 Queens Crescent , 155-157 Queens Crescent, Kentish Town, London NW5 4EA



Data provided by Google

### Floors & availability

Unit	Floor	Status
155-157 Queens Crescent	Ground floor	Available

### Location overview

Queens Crescent is a market road located in between Kentish Town and Belsize Park with weekly markets on Thursday and Saturday, The road benefits from a wide range of cafes, restaurants and retail occupiers including Queens Crescent Library, Artichoke Cafe, Nisa Local, Fine Chemist and the Queens Crescent Post Office.

### Airports

London City 9.4m, London Heathrow 14.2m, London Luton 24.3m

### National rail

Kentish Town West 0.3m, Gospel Oak 0.4m, Kentish Town 0.5m

### Tube

Kentish Town West 0.3m, Gospel Oak 0.4m, Chalk Farm 0.4m

### Viewings

Strictly via appointment with the sole agents Dutch and Dutch.

### Legal costs

Each party to bear their own legal costs.

### VAT

Plus VAT.

### Planning class

A1

### Lease summary

A new Full Repairing and Insuring lease for a term by arrangement.

### EPC

Available on request

Notes:

---

---

---

---

---



☎ 020 7794 7788  
✉ info@dutchanddutch.com

---

Dutch & Dutch



**Peter Wilson**

☎ 020 7443 9862  
☎ 07896 678 182  
✉ peter@dutchanddutch.com

Quote reference: 155-157 Queens Crescent

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.