



AVAILABLE TO LET

142 Gloucester Avenue NW1 8JA

142 Gloucester Avenue, London, UK NW1 8JA

Shop/Office Premises close to Chalk Farm Station

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The premises comprise a small refurbished Shop/Office available for immediate occupation. The approximate dimensions of the shop are as follows;

Shop Width..... = 12'3" - Depth = 13'6" (165.25 sq. ft.)
WC/Washroom = 4' X 4'(16.00 sq. ft.)

TOTAL AREA = 181.25 sq. ft. approx.

Amenities include; Electric Heating, Spot Lighting, Wood Strip Flooring, 5 X 13amp Double Electric Plug Sockets, 2 X Telephone Sockets and Smoke Alarm.

Gloucester Avenue has an eclectic mix of business including Financial Advisers, Wealth Management, Studio Acca, Ashtons Estate Agents, Village Vet and The Cow Shed.

The property would be idea for a range of businesses from office to retail.

Rent	£16,000 per annum
Est. rates payable	£7,440 per annum
Building type	Office
Planning class	B1
Size	181 Sq ft
VAT charges	We are informed by the Landlords that VAT will be added to the rent.
Lease details	A New Full Repairing & Insuring Lease will be granted for a term by arrangement.
EPC category	C

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/41573-142-gloucester-avenue-nw1-8ja-142-gloucester-avenue>



Small Refurbished Shop/Office

Attractive Paned Window Frontage

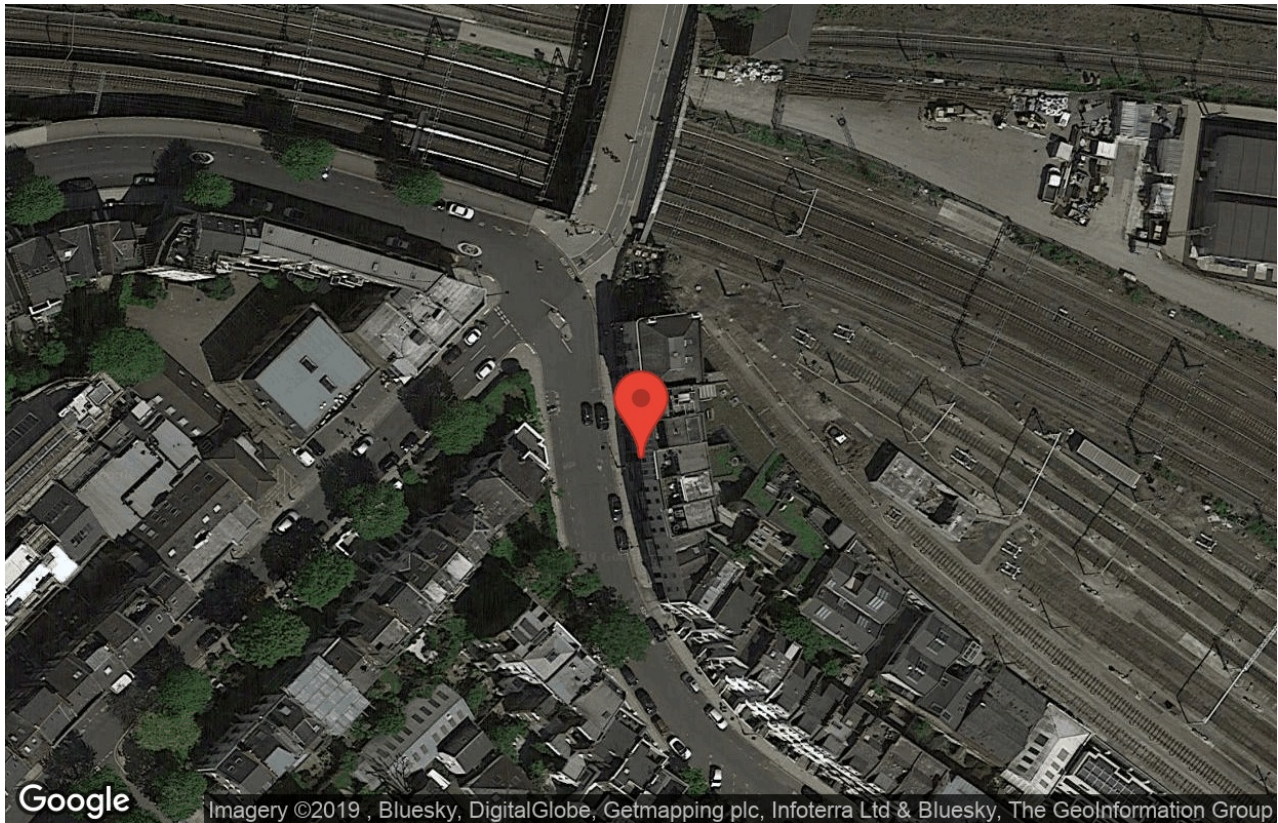
Close to Chalk Farm Station

Bordering Primrose Hill and Camden

Located in a period terrace



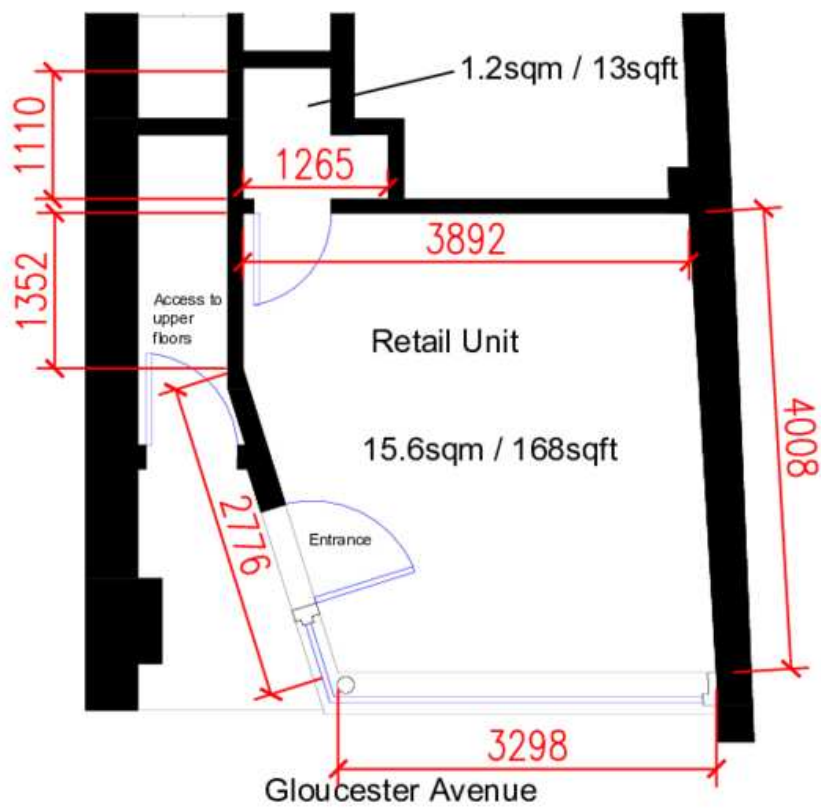
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Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status	From
142 Gloucester Avenue	Ground	181 GIA	£88.40	£41.10	£23,440.00	B1	Available	30/05/2019



Floors & availability

Unit	Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status	From
142 Gloucester Avenue	Ground	181 GIA	£88.40	£41.10	£23,440.00	B1	Available	30/05/2019

Location overview

The premises are located in a popular position on the northern side of Gloucester Avenue being close to the junction with Regents Park Road and within a few minutes walk of Chalk Farm (Northern Line) Underground Station.

Airports

London City 9.4m, London Heathrow 13.9m, London Luton 24.7m

National rail

Kentish Town West 0.5m, Camden Road 0.7m, Kentish Town 0.8m

Tube

Chalk Farm 0.1m, Kentish Town West 0.5m, Camden Town 0.6m

Estimated rates

£7,440.00 per annum

Viewings

Strictly by appointment with the Landlords Sole Agents; Dutch & Dutch (020) 7794 7788

Legal costs

Each side to be responsible for their own legal costs incurred on a letting.

VAT

We are informed by the Landlords that VAT will be added to the rent.

Planning class

B1

Lease summary

A New Full Repairing & Insuring Lease will be granted for a term by arrangement.

Notes:



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Quote reference: 142 Gloucester Avenue

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.