



LAST & MAZIN

CHARTERED SURVEYORS

307-309 KENTISH TOWN ROAD, LONDON, NW5

DOUBLE UNIT TO LET

1484 SQ FT GROSS INTERNAL



- Location:** The property is located in the heart of Kentish Town close to all amenities. Kentish Town mainline rail station and Kentish Town underground station are located approximately 100 yards away. The property is adjacent to Iceland and Greggs and close to McDonalds, Snappy Snaps, Café Nero, Pret and Sainsburys.
- The Property:** The property comprises a double unit located on the ground floor only. The unit is to be stripped back to a “shell” condition.
- Floor Area:**
- | | |
|--------------|-------------------------------|
| Ground floor | 1,484 sq. ft (gross internal) |
| Sales Area | 1,200 sq. ft |
| Kitchen | 75 sq. ft |
- New lease:** A new effective FRI lease will be granted for a term by arrangement and is available direct from the landlord.
- Use:** Any use within class E
- Rent:** On application
- Rateable Value** The rateable value is £55,500.00. Rates payable amounts to £28,416.00 per annum
- Service Charge:** To be confirmed
- Legal Costs:** Each party to be responsible for their own legal fees
- Viewing:** Strictly by appointment through Ralph Last, Last & Mazin

118 Piccadilly, Mayfair, London W1J 7NW

Tel: 020 7763 7763 Fax: 020 7763 7764

www.lastandmazin.com