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 Sales Area Kitchen	1,484 sq. ft (gross internal) 1,200 sq. ft 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	

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²⁾ If is most important, therefore, that any intending Purchaser should satisfy himself by inspection, search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a Contract (or part thereat), an offer, or any representation or warranty with respect to the property.