PROFESSIONAL SERVICES

RESIDENTIAL SERVICES

COMMERCIAL SERVICES



No. 1 Margaret Street, London W1W 8RB

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# Ground Floor A1/A2 Retail Unit To Let 970 sq ft



Ground Floor 206 Kentish Town Road London, NW5 2AD

# £45,000 pa exclusive

Your attention is drawn to the important notice overleaf Davis Brown is a trading name of Davis Brown Limited, Registered in England and Wales, Company No.3604654. Registered office: 1 Margaret Street, London, W1W 8RB. Vat Reg No. 722 2905 56

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Please call us on: (44) 020 7637 1066



The 'shop' is located in the heart of Kentish Town, benefiting from A1 & A2 use. It is within a few minutes' walk from Kentish Town Mainline Rail Station and Underground Station (Northern Line). Local occupiers include Gail's Bakery, Office, Superdrug, Lidl, Nandos and Boots the Chemist.

The property is situated on the ground floor and is to be stripped back to 'shell condition'.

#### **EPC**

Energy Performance Ass	et Rating	
More energy efficient		
<u>A</u> +	····· Net zero C	O <sub>2</sub> emissions
<b>A</b> 0-25		
<b>B</b> 26-50		
C 51-75		
D 76-100		
E 101-125	120	This is how energy efficient the building is.
<b>F</b> 126-150		
<b>G</b> Over 150		
Less energy efficient		

#### RENT

£45,000 pa exclusive

POSSESSION Upon completion of legal formalities

SERVICE CHARGE To be confirmed

### **RATEABLE VALUE** To be confirmed

#### **TENURE**

A new effective FRI lease will be granted for a term by arrangement and is available direct from the Landlord.

#### **FLOOR AREA (NIA)**

Approximately 970 sqft

#### LEGAL COSTS

Each Party to be responsible for their own David Green - 020 7907 1803 legal fees

#### VIEWING

Strictly by appointment through the sole agents, **Davis Brown** 

## **CONTACTS**

John Eden - 020 7907 1811 jeden@davis-brown.co.uk

dgreen@davis-brown.co.uk

Davis Brown for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers, or lesses band both for instruction of the point of th

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