

KENTISH TOWN
398 York Way, Kentish Town, London, N7 9LW



RETAIL UNIT TO LET ON A NEW LEASE
Class 'E' Use
651 SQ FT – Recently Refurbished

LOCATION

The property lies on the north side of of York Way, close to its junction with Camden Road in Kentish Town. York Way is an established local commercial area in Kentish Town, with a variety of offerings on the street. The area benefits from excellent transport links with Kentish Town Station (Northern Line & Thameslink), Camden Road Station (Overground) and Caledonian Road Station (Piccadilly Line) all being within a 15 minute walk from the property. The property lies in the London Borough of Islington.

DESCRIPTION

The property comprises 651 sq ft of open plan space across ground & lower ground floors. The property has recently been refurbished to a 'whitebox' finish and is ready for occupation immediately. It is well suited to retail, office, medical, leisure or any other use within Class E.

Unit & Floor	SQ FT	SQ M
Ground Floor	415	38.55
Lower Ground	236	21.93
TOTAL	651	60.48



TERMS

USE

Class E – for use as retail, restaurant, office, showroom, or medical etc. Alternative uses will be considered subject to planning.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£24,000 per annum exclusive of all other outgoings.

RATES

The property is rated at £9,700, making the annual rates payable circa £4,840. Some operators may benefit for small business rates relief. Interested parties are advised to make their own enquiries with the business rates valuation office.

SERVICE CHARGE

N/A

VAT

Applicable.

EPC

Available upon request.

LEGAL COSTS

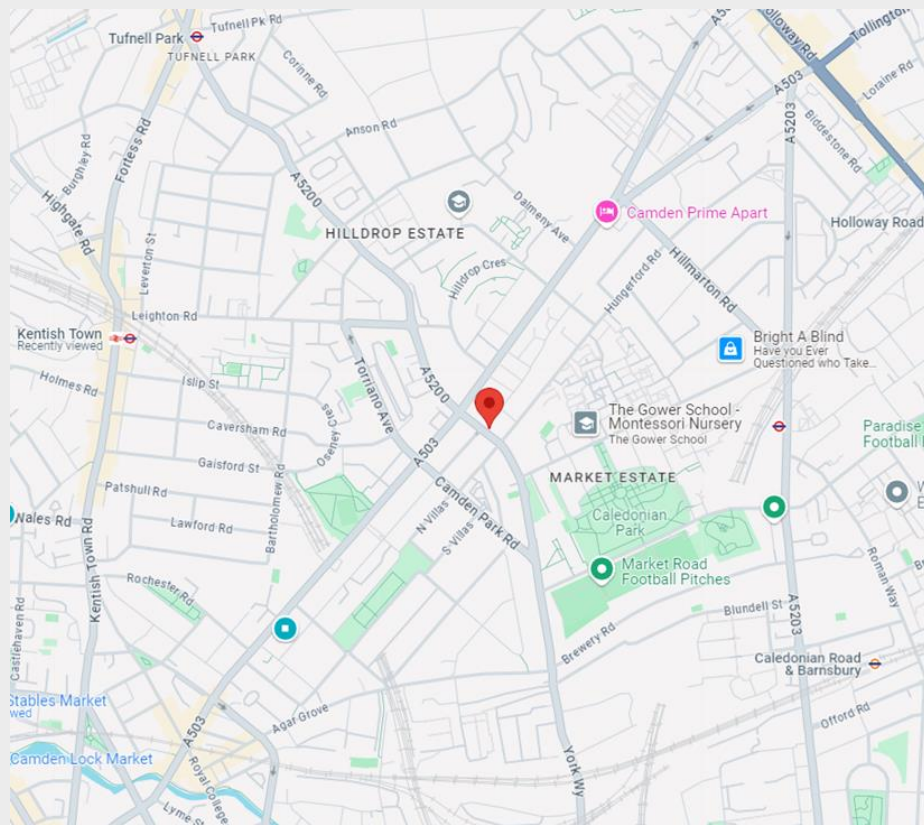
Each party to bear their own costs.

POSSESSION

ASAP

INSPECTIONS/VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with Ascent RE.



For further information please contact:

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