
KENTISH TOWN

230-234 KENTISH TOWN ROAD
NW5



**PROMINENT CORNER UNIT AVAILABLE
CLASS E USE**

INSTRUCTION ON BEHALF OF

 **AspidaCapital**



LOCATION

The premises occupy a highly prominent corner position on the eastern side of Kentish Town Road at the intersection with Caversham High Road. Kentish Town Road station (Northern Line & Thameslink) is within 150 meters to the north which has an annual footfall of c.7.7million. Occupiers located near to the premises include **Pret a Manger, Franco Manca, Tonkotsu, Caffe Nero, McDonalds, Creams, Sainsbury's, Co Op, Neighbourhood Organic, Iceland, Superdrug, Holland & Barrett** and **Rush Hair** amongst others.

ACCOMMODATION

These former bank premises are arranged on ground floor and basement levels providing the following approximate dimensions and net internal floor areas:

Gross frontage to Kentish Town Rd (incl splay)	57ft 11ins	17.65m
Return frontage to Caversham Rd	48ft 5ins	14.75m
Ground floor	1,956 sq ft	181.72 sq m
Lower ground floor	1,497 sq ft	139,10 sq m
Total	3,453 sq ft	320.82 sq m

Please note there is an opportunity for extraction in the rear yard STP.

TENURE

The unit is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

Offers are invited in excess of £105,000 per annum exclusive.

USE

The premises have most recently been occupied by a bank/A2 use. The landlords will give consideration to any use within Class E use including shops, restaurants, offices and leisure. Interested parties should make their own enquiries with Camden Borough Council Planning Department.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £61,500

Interested parties should verify the above for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

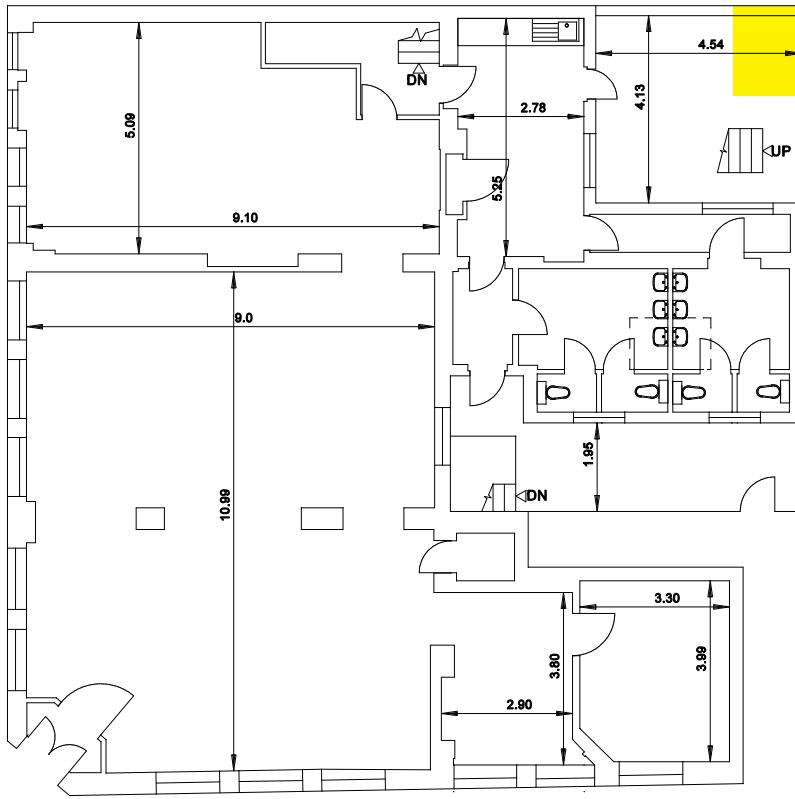
Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

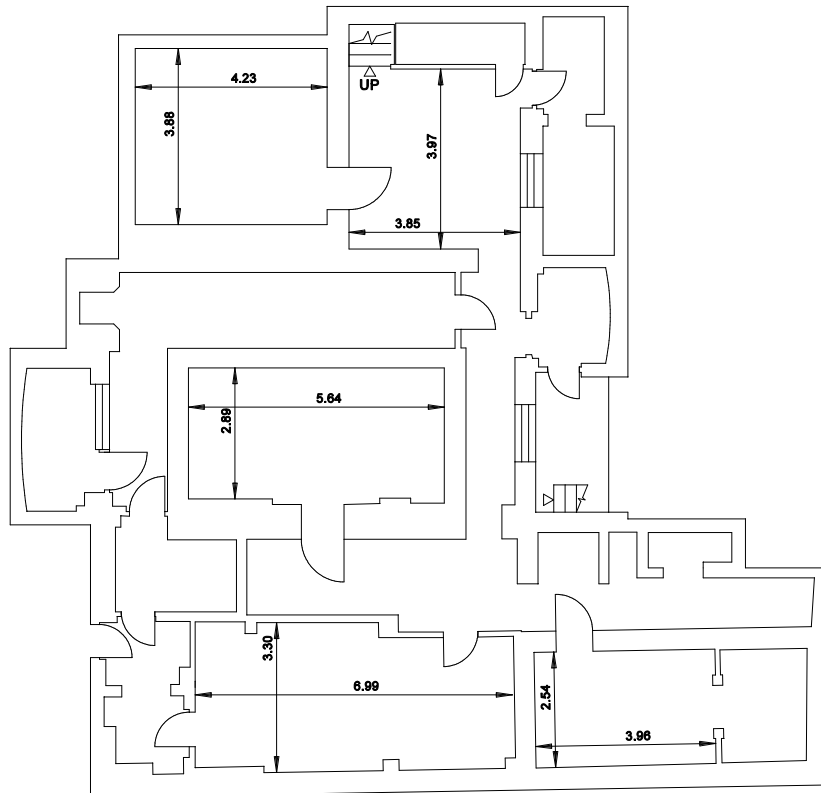
Ted Parr
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GROUND FLOOR



LOWER GROUND FLOOR

NOT TO SCALE