



THE TIPTON · KENTISH TOWN NW5

Investment for Sale – A virtual freehold opportunity comprising a commercial unit situated on the ground floor of a brand-new residential development. The Tipton on Highgate Road is one of the finest blocks in Kentish Town and moments from Kentish Town Station and the High Street.

The premises are occupied by a newly fitted coffee shop/café, offering ample seating for customers. The unit extends to just over 1,000 sq ft and is let on a new 15-year lease, producing a passing rent of £47,500 per annum, showing a 7% return with five-yearly rent reviews.

- Review Dates: 21 November 2030 and then five yearly thereafter.
- Break Dates: 21 November 2030 and 21st November 2035
- Contractual Term: 20 November 2040

Asking price: £730,000 for a 999-year leasehold interest.

Business Rates TBC

Asking Price **£730,000** Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



GOLDSCHMIDT
Established 1888
HOWLAND





GOLDSCHMIDT
Established 1888 **HOWLAND**



TEMPLE FORTUNE OFFICE · 1197 FINCHLEY ROAD · LONDON NW11 0AA · RESIDENTIAL SALES 020 8209 9300
www.g-h.co.uk



GOLDSCHMIDT
Established 1888 **HOWLAND**



TEMPLE FORTUNE OFFICE · 1197 FINCHLEY ROAD · LONDON NW11 0AA · RESIDENTIAL SALES 020 8209 9300
www.g-h.co.uk



GOLDSCHMIDT
Established 1888 **HOWLAND**



TEMPLE FORTUNE OFFICE · 1197 FINCHLEY ROAD · LONDON NW11 0AA · RESIDENTIAL SALES 020 8209 9300
www.g-h.co.uk



GOLDSCHMIDT
Established 1888 **HOWLAND**





GOLDSCHMIDT
Established 1888 **HOWLAND**



TEMPLE FORTUNE OFFICE · 1197 FINCHLEY ROAD · LONDON NW11 0AA · RESIDENTIAL SALES 020 8209 9300
www.g-h.co.uk

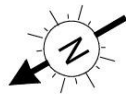



GOLDSCHMIDT
Established 1888 **HOWLAND**

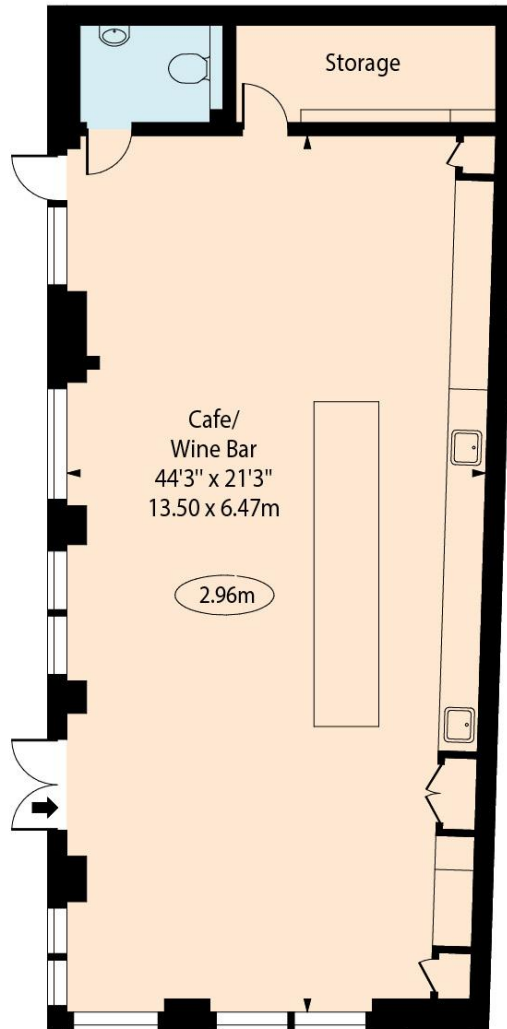


TEMPLE FORTUNE OFFICE · 1197 FINCHLEY ROAD · LONDON NW11 0AA · RESIDENTIAL SALES 020 8209 9300
www.g-h.co.uk

Highgate Road,
Kentish Town, NW5



 - Ceiling Height



Ground Floor

Approx Gross Internal Area 1039 Sq Ft - 96.56 Sq M

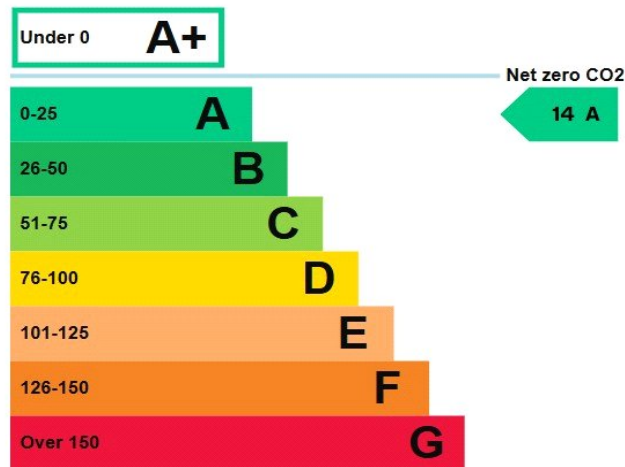
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54557

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

