

# KENTISH TOWN NW5 2TH

## 316-318 KENTISH TOWN ROAD

### SHOP LEASE AVAILABLE



6 Duke Street  
Marylebone  
London W1U 3EN

#### LOCATION

The property is situated on the busy eastern side of Kentish Town Road, just north of Kentish Town Underground Station (Northern Line). Kentish Town itself is a vibrant north London suburb providing a mix of national multiples and local independent traders including, **Sainsbury's Local, Co-op, Holland and Barrett, Superdrug, Dexters, Pret A Manger, Gail's, Nando's** and **McDonald's**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

Arranged as a ground floor shop with rear ancillary accommodation, comprising the following approximate dimensions and floor areas:

Gross Frontage	27' 1"	8.3 m
Net Frontage	25' 8"	7.9 m
Internal Width	25' 4"	7.7 m
Shop Depth	34' 2"	10.4 m
Ground Floor Sales	845 sq ft	78.5 sq m
Rear Ancillary	233 sq ft	21.6 sq m

#### LEASE

The premises are held on an effective full repairing and insuring lease expiring 19 July 2031 at a passing rent of **£52,500 per annum**.

Offers are invited for an assignment of the existing lease. A new lease may be made available from the landlord.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



#### RATES

We have been advised that the property is assessed for rating purposes as follows:

Rateable Value	£30,750
Standard Multiplier 2025/26	55.5p
Rates Payable	£17,066

Interested parties should make their own enquiries to the Local Authority to verify this information.

#### EPC

An EPC has been commissioned and will be available shortly upon request.

#### VIEWING

For further information, including plans or arrangements to inspect, please contact the sole agent:

Russell Yam

020 7908 7036

[russell@hrhretail.com](mailto:russell@hrhretail.com)

**SUBJECT TO CONTRACT**

020 7499 5399 / [hrhretail.com](http://hrhretail.com)



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Plotted Scale - 1:1,000

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