

*Draft Particulars Only*

Ground & First Floor  
Class E Unit - Lease Assignment

**129 FORTRESS ROAD  
TUFNELL PARK  
NW5**



**Location:**

Tufnell Park is an affluent London Suburb situated South of Highgate Dartmouth Park and close to Kentish Town. The premises are situated in a central position on Fortress Road, close to Tufnell Park Underground Station (Northern Line). Nearby occupiers include Fam Market, Tufnell park Bakery, Meat NW5 and Intrepid Bakers.

**Description:**

The property comprises a ground floor shop premises with internal staircase leading to first floor mezzanine with E class use, approx. 1,011 sqft, Currently trading as a patisserie and coffee shop arranged as retail area on ground floor with fitted kitchen area and office upstairs.

Available by way of lease assignment approx. 4 years remaining, lease expires June 2029. We understand the Landlords may consider a new FR& I Lease, terms to be agreed

**An early viewing is strongly advised.**

## **Terms**

- Lease:** Lease assignment approx. 4 years remaining, expiring June 2029.
- Rent:** £25,500pax
- Premium:** Offers invited in region of £40,000 . Inventory to be provided.
- Business Rates:** All interested parties should make their own enquiries either via London Borough of Camden or via [www.voa.gov.uk](http://www.voa.gov.uk) for verification.
- EPC:** C rating (58) – valid until 09/03/31.
- Legal Costs:** Each party to be responsible for their own legal costs.
- Anti-Money Laundering:** In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.
- Viewing:** Strictly by appointment only through owners agents  
Grovelands 020 8731 9777 [www.grovelands.net](http://www.grovelands.net)  
JP Retail 020 7039 0130 [info@jpretail.com](mailto:info@jpretail.com)

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