



87 Fortess Road

London, NW5 1AG

Prime Shop & Basement Premises

To Let

1,171 sq ft

(108.79 sq m)

- Prominent Window Frontage
- Wooden Flooring
- Excellent Natural Light
- Kitchenette
- Few Minutes Walk From Kentish Town Underground Station (Northern Line)
- Two Private Offices Situated On First Floor

Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 1,171 sq ft |
| Rent | £28,000 per annum |
| Rates Payable | £6,861 per annum |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B (48) |

Location

The property is situated on the west side of Fortess Road close to the junctions of Highgate Road and Kentish Town Road. Transport facilities are excellent with Kentish Town Underground Station (Northern line) being within a few minutes' walk, with numerous bus routes serving the area

Description

The premises comprise a ground floor shop together with a basement. To the rear of the shop there is a kitchen and toilet area. The premises benefit from a highly prominent window frontage.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 551 | 51.19 | Available |
| Basement | 620 | 57.60 | Available |
| Total | 1,171 | 108.79 | |

Rent

£28,000 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years to be agreed, subject to periodic upward only rent reviews. The lease is to be granted outside the Security of the Landlord and Tenant Act 1954.

Legal Costs

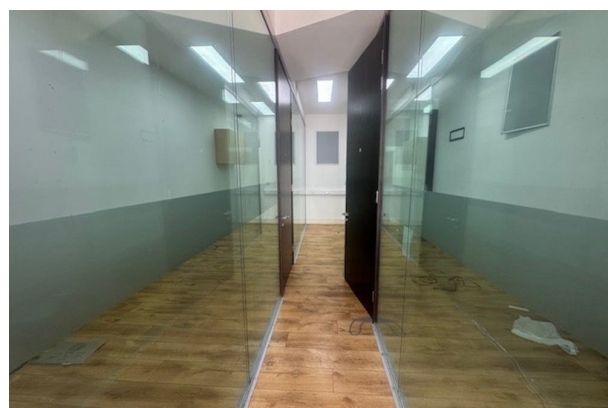
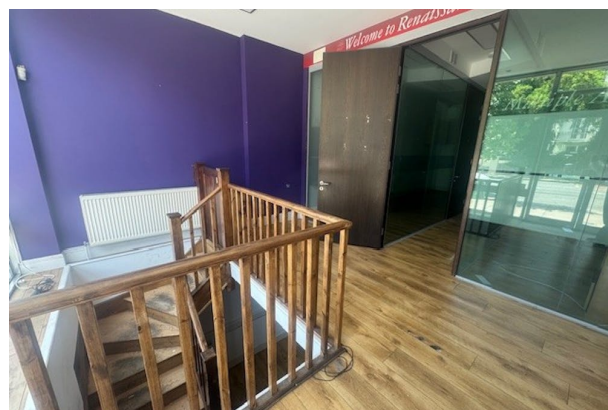
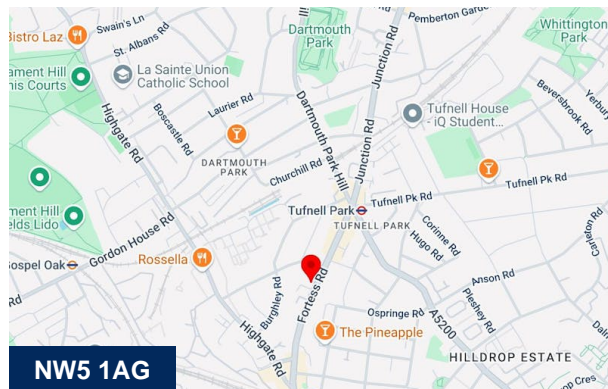
Each Party to bear their own Legal Costs.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's SOLE agents as above.

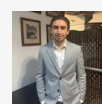


Viewing & Further Information



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