

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET

450 SQ FT RETAIL UNIT



5 BRECKNOCK ROAD, KENTISH TOWN LONDON N7 0BL

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





5 BRECKNOCK ROAD, KENTISH TOWN LONDON N7 0BL

LOCATION	The property is situated on the west side of Brecknock Road, in an up and coming location approximately ten minutes walk from Kentish Town station (Northern Line and Thameslink).	
DESCRIPTION	Comprising an attractive, open plan ground floor shop with kitchenette and WC. The unit has been newly refurbished and benefits from apx. 3 metres floor to ceiling height, fully glazed frontage and a mechanical shutter.	
AREA	Ground floor	450 sq ft
<i>All areas stated approx.</i>	Shop depth	35 ft
	Internal width	13 ft
	TOTAL	450 sq ft
AMENITIES	* Desirable location	* New lease
	* Open plan	* Excellent floor to ceiling height
	* Wood effect floor	* Good natural light
	* Kitchenette	* WC
USE	Retail or other use within Class E.	
ANNUAL RENT	£27,500 PAX	
BUSINESS RATES	Rateable value £14,500. This is not the rates you pay. We understand rates payable are approx. £5,539 per annum,. Interested parties are advised to confirm directly with London Borough of Camden.	
VAT	The property is not VAT elected. VAT is not charged on property outgoings.	
EPC	C/73	
LEASE	New lease available direct from the Freeholder.	
VIEWING	Strictly by appointment through sole agents	
	JARVIS KELLER	020 7251 9226
	john@jarviskeller.co.uk	07876 245 302