

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**850 SQ FT RETAIL UNIT
NEW LEASE, NO PREMIUM**

IN THE HEART OF PRIMROSE HILL



23 PRINCESS ROAD, PRIMROSE HILL, LONDON NW1 8JR

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.



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LOCATION The property is situated on the west side of Princess Road, five minutes walk away from Regents Park Road and 10 minutes walk from Chalk Farm Station (Northern Line).

DESCRIPTION Comprising an attractive, open plan ground floor shop with additional basement trading space and storage vaults.

The unit benefits from a 3.1 metre ceiling height (ground floor) and frontage of apx. 15 feet.

AREA	Ground floor	400 sq ft
	Basement	325 sq ft
	Vaults	125 sq ft

All areas stated approx.

TOTAL 850 sq ft

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|------------------|----------------------|----------------------------|
| AMENITIES | * Desirable location | * No premium |
| | * Open plan | * Excellent ceiling height |
| | * Pavement lights | * Good natural light |
| | * Kitchenette | * WC |

USE	Retail or office. Other uses may be considered.
RENT	£37,500 per annum exclusive.
BUSINESS RATES	We understand the Rateable value of the property is £13,750. This is not the rates you pay. We understand that business rates payable is £6,861 per annum. After Small Business Rates Relief the amount payable reduces by 41.67% to £4,002.25. Interested parties are advised to make their own enquiries of Camden Council.
VAT	We understand that the property is not VAT elected.
EPC	Upon request.
LEASE	New lease by arrangement, direct from the Landlord.
VIEWING	Strictly by appointment through sole agents

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