

**RAPLEYS**

rapleys.com  
0370 777 6292

## TO LET Retail Unit

13 St Pancras Way,  
London NW1 0PT

CONTACT **Will Primrose | Rapleys LLP**  
07879 417824 | will.primrose@rapleys.com

**Richard Curry | Rapleys LLP**  
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**Adrian Harmer | HRH Retail LLP**  
0207 908 7030 | adrian@hrhretail.com



Vacant ground floor retail unit  
to let

**Travis Perkins** immediately  
adjacent

Central London

Busy roadside location

Close to Kings Cross/St Pancras  
stations

A variety of uses will be  
considered

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### Location

The property occupies a prominent position on St Pancras Way (A5202), which is one of the main arterial roads between Kings Cross/St Pancras and Kentish Town Road, just north of Camden Town.

The surrounding area comprises a mixture of commercial and residential properties. The subject premises backs on to The Royal Veterinary College and St Pancras Hospital is located directly opposite.

St Pancras Road is a densely populated location occupied by both private residents and student halls.

### Description

The subject property comprises a lock up retail unit, forming the ground floor part of a **Unite Students** accommodation. It is immediately adjacent to the vehicular entrance to the **Travis Perkins** yard. The premises is fully self contained and is accessed directly from St Pancras Way.

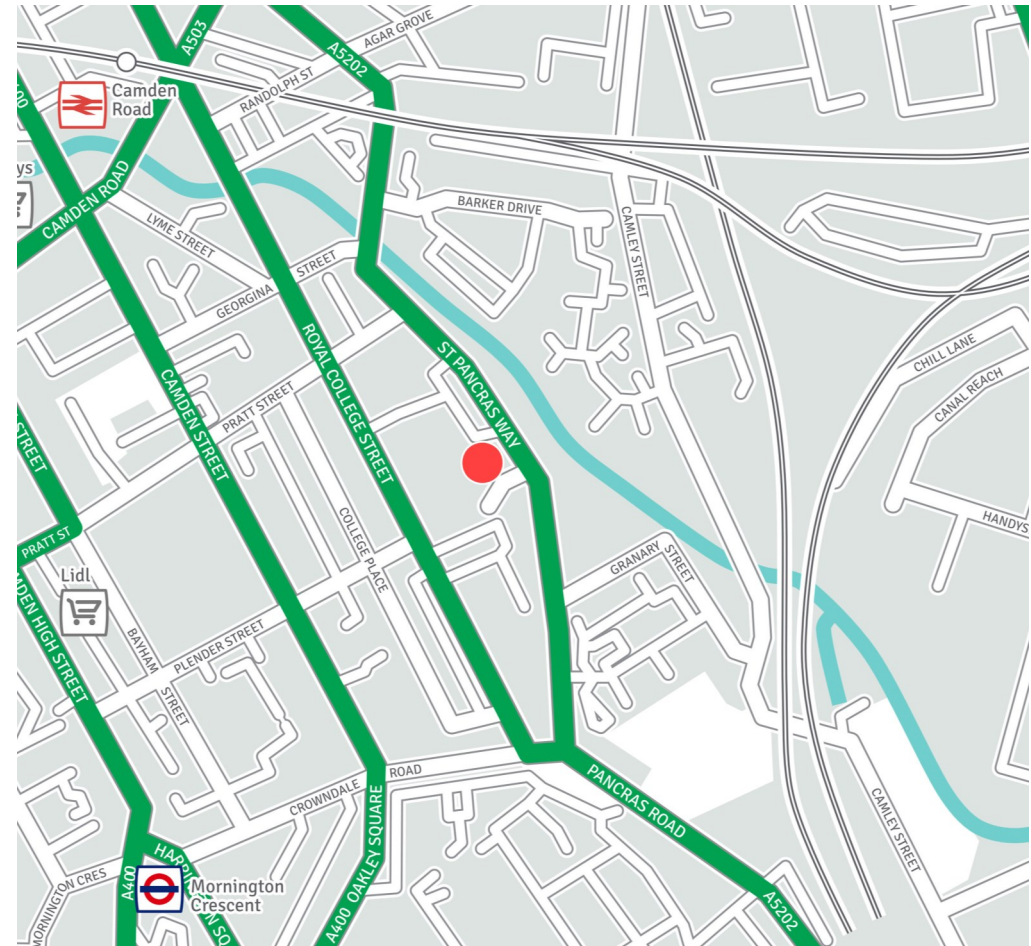
The retail unit provides fitted lighting, sprinkler system, smoke alarm, kitchenette, W.C, fire alarm and roller security shutter.

### Accommodation

The property comprises the following approximate floor areas:

Gross frontage	10.33 m	34 ft
Shop depth	12.38 m	41 ft
Ground floor sales	108.73 sq m	1,163 sq ft
Back of house staff/stock	26.53 sq m	286 sq ft

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Leasehold for a term to be agreed on FRI terms.

### Rent

£45,000 per annum exclusive of rates and service charge.

### Rating

The Rateable Value for the property is currently being assessed. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Service Charge

A nominal charge will be applicable.

### Energy Performance

Energy Performance Asset Rating: B.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Viewings are strictly by appointment. Please contact the joint agents to make an appointment.

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