



91 Fortess Road
Kentish Town, NW5 1AG

PRIME SHOP AND BASEMENT

TO BE LET

363 to 714 sq ft
(33.72 to 66.33 sq m)

- Prime Corner Location
- Good Natural Light
- Spacious Basement
- Highly Prominent Window Frontage

Summary

Available Size	363 to 714 sq ft
Rent	£23,500 per annum
Rates Payable	£7,962.50 per annum
Rateable Value	£16,250
EPC Rating	C (67)

Location

The property is situated on the west side of Fortress 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.

Lease

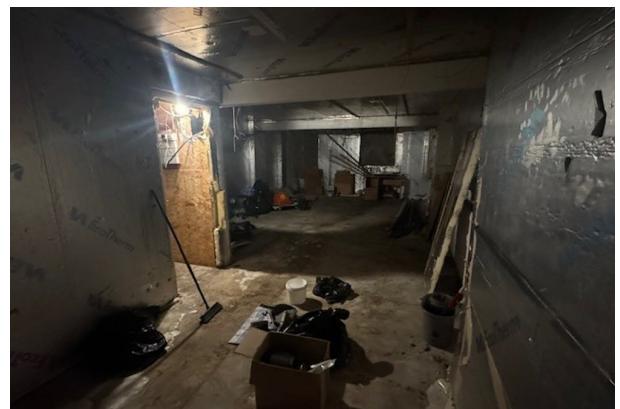
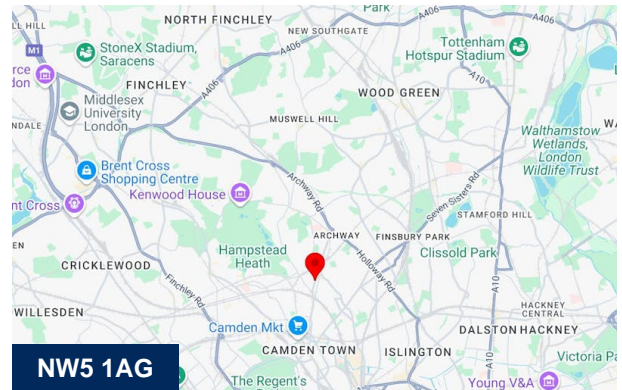
A new proportional Full Repairing & Insuring lease to be granted for term of years to be agreed subject to periodic rent reviews.

IDENTIFICATION

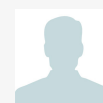
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

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



Viewing & Further Information



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