

**CLASS 'E' UNIT TO LET**  
**69 Holmes Road, Kentish Town, NW5 3AN**



**Double Frontage Space with Full Height Glazing**  
**Well suited to Retail, Showroom, Office & Gym Uses**  
**2,159 SQ FT (200.58 SQ M)**

## LOCATION

The property is located in the heart of Kentish Town on Holmes Road, right on it's junction with Cathcart Street and only 6 -minutes away from Kentish Town Underground Station. Kentish Town Road is only a few minutes away and is very well served by amenities with numerous pubs, restaurants and convenience stores.

## DESCRIPTION

The property comprises open plan ground floor space of 2,159 sq ft, with Class 'E' Use, so it's suitable for use as retail, office, restaurant and leisure. The property benefits from return frontage with full height glazing and forms part of a student accommodation building.

## AMENITIES

- Class E Use
- Corner Return Frontage
- Open plan
- Double fronted
- Full height glazed frontage

Floor	Size (sq ft)	Size (sq m)
Ground	2,159	200.58

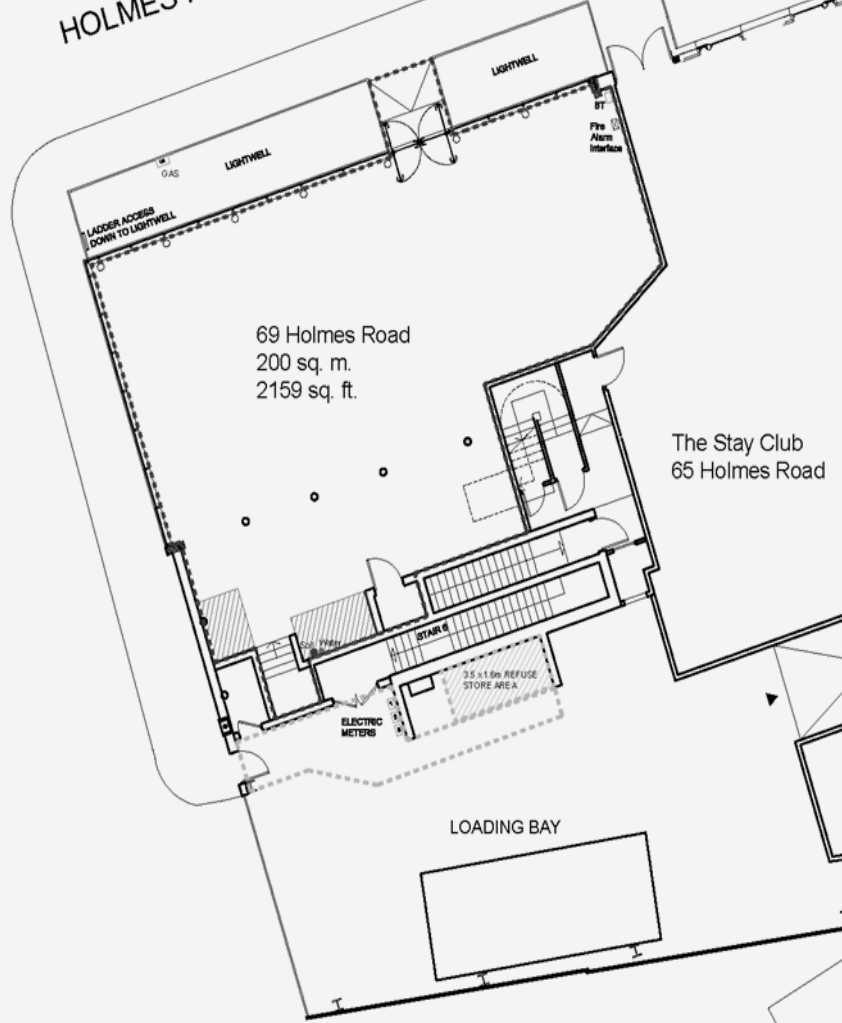


# PLAN 1

69 HOLMES ROAD  
LONDON  
NW5 3AN

HOLMES ROAD

CATHCART STREET



69 Holmes Road  
200 sq. m.  
2159 sq. ft.

The Stay Club  
65 Holmes Road



## USE

Permitted for use as a restaurant, retail, office, medical or any other use within Class E of the Use Class Order 2020.

## LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

## RENT

£85,000 per annum exclusive of all other outgoings

## RATES

The Rateable Value is understood to be £64,500 per annum meaning rates payable are approximately £35,217. Interested parties are advised to make their own enquiries with the VOA.

## SERVICE CHARGE

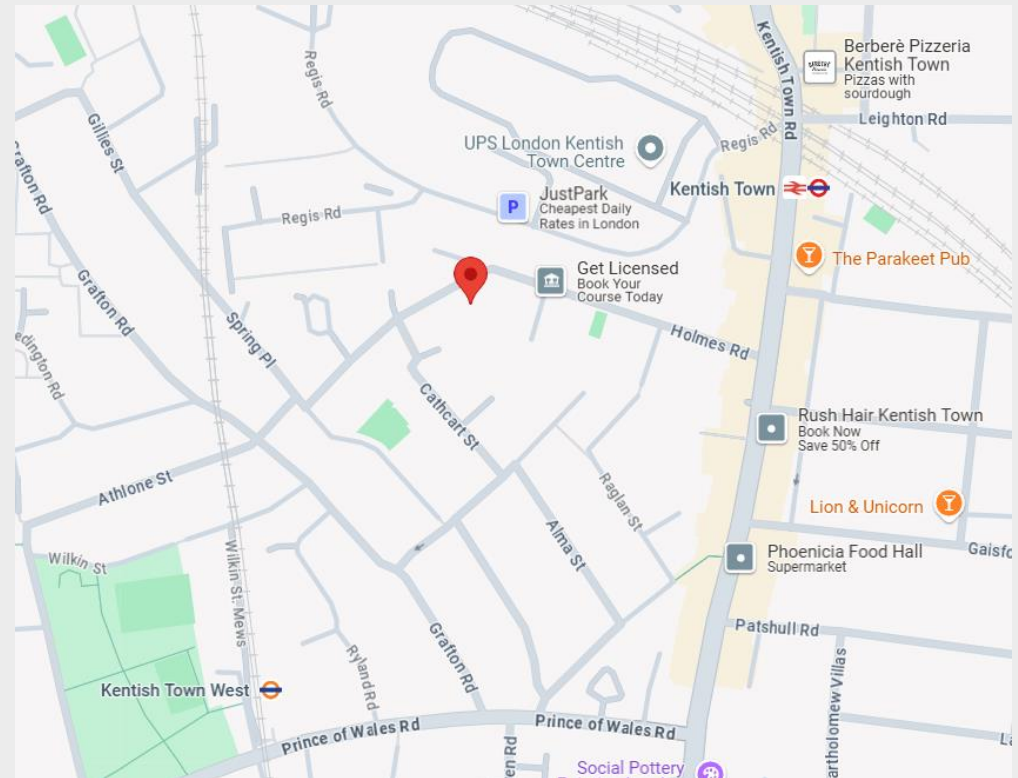
A nominal Service Charge & contribution to Building Insurance is payable – details on request.

## VAT

Applicable.

## EPC

Available upon request.



**For further information or to  
arrange a viewing, please contact:**

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