



# RETAIL UNIT TO LET IN KINGS CROSS

**151 KINGS CROSS ROAD,  
LONDON, WC1X 9BN**



## Location:

The subject property is situated in a prominent position on the busy Kings Cross Road. The immediate vicinity is predominantly made up of independent retailers and restaurants.

Kings Cross St. Pancras Station (National Rail, Victoria, Northern, Metropolitan, Circle, Piccadilly and Hammersmith and City lines) is located a short walk from the property.

## Accommodation:

The unit is arranged over a ground floor and has the following approximate net internal areas:

**Ground Floor Sales: 601 sq. ft. (55.84 m<sup>2</sup>)**

**Ground Floor Ancillary: 415 sq. ft. (38.55 m<sup>2</sup>)**

## Use:

The subject premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

## Rent:

£25,000 per annum exclusive

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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