



CORNER E CLASS SHOP TO LET 77 GLOUCESTER AVENUE, PRIMROSE HILL, NW1 8LD



LOCATION

The property is situated at the southern end of Gloucester Avenue, in the affluent “village” of Primrose Hill, close to the Regents Canal and Primrose Hill Primary School. Nearby occupiers include the famous Engineer Pub, Gail’s, Primrose Bakery, Fishmonger and Mandarin Stone.

Regents Park Road and Primrose Hill are less than 5 minutes walk, with nearest stations at Camden Town and Chalk Farm (Northern Line)

DESCRIPTION

The property comprises an attractive corner shop, arranged on ground and lower ground floors, providing the following approximate floor areas:

Ground Floor Sales	385sqft	36sqm
Lower ground Offices / Workshop	380sqft	35sqm
Total	765sqft	71sqm
Rear Garden	205sqft	

LEASE

The shop is available on a new 8 year full repairing and insuring lease, subject to 4 yearly rent reviews.

RENT

£40,000 per annum exclusive.

RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £18,750.

Rates payable is approximately £9,356 for the current year.

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

Viewing

Viewings strictly via this office.

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