

## A1 LOCK-UP SHOP TO LET

344 Sq Ft (32 Sq M)

MALDEN ROAD, KENTISH TOWN, LONDON NW5



**LOCATION:**

The property is prominently located on Malden Road close to its junction with Prince of Wales Road. The local amenities of Kentish Town and Camden Lock are within walking distance. Transport facilities are convenient with Kentish Town West (London Overground), Kentish Town and Chalk Farm Stations (London Underground Northern Line) being within 15 minutes' walk. Numerous bus routes also serve the area.

**DESCRIPTION:**

The property comprises a lock-up retail unit on ground floor with kitchenette & WC facilities to the rear.

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66-70 Parkway, London NW1 7AH

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ALL AREAS ARE APPROXIMATE

Ground Floor

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**TERMS:**

**LEASE:** A new full repairing and insuring Lease for a term of years to be agreed subject to a rent review pattern to be negotiated.

**RENT:** £12,500 per annum exclusive

**RATES:** We have been advised that the current Business Rates payable are £4,338 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to bear their own legal costs.

**IDENTIFICATION:** Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

**LEASE CODE:** Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available via: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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

**CONTACT:** Mert Seyhan (020 7482 1203 / [mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk))

**SUBJECT TO CONTRACT**



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