

280 Pentonville Road, London, N1

Retail Unit To Let



RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location

The property is located in the well known area of Regent's Quarter, King's Cross. It is a short walk from both King's Cross and St Pancras Stations (Victoria, Northern, Piccadilly, Hammersmith & City, Metropolitan, National Rail and Eurostar).

Nearby occupiers to 280 Pentonville Road include Five Guys, Black Sheep Coffee, McDonalds, Pret A Manger, Starbucks and Rush Hair.

Accommodation

The premises are arranged over ground floor and basement.

Tenure

A new 10 year full repairing and insuring lease with an upward only rent review at the end of year 5.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

Rent

£90,000 per annum exclusive.

Business Rates

We have been informed by the local authority that the premises are assessed as follows:

Rateable Value	£60,500
UBR 19/20	£0.504
Rates Payable 19/20	£30,492

Interested parties are advised to make enquiries with the local authority.

EPC

Available on request

Postcode

N1 9NR



Accommodation (NIA)

Description	sq ft	sq m
Ground	545	50.63
Basement	405	37.62
Total	950	88.25

Viewing and Further Information

Strictly by appointment only with sole agents Levy Real Estate.

Matt Paulson-Ellis

T 020 7747 0151
E matt.paulson-ellis@levyrealstate.co.uk

Tors Hayward

T 020 7747 0154
E tors.hayward@levyrealstate.co.uk

Rob Watts

T 020 7747 0152
E rob.watts@levyrealstate.co.uk

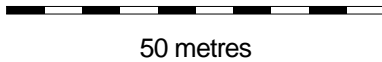
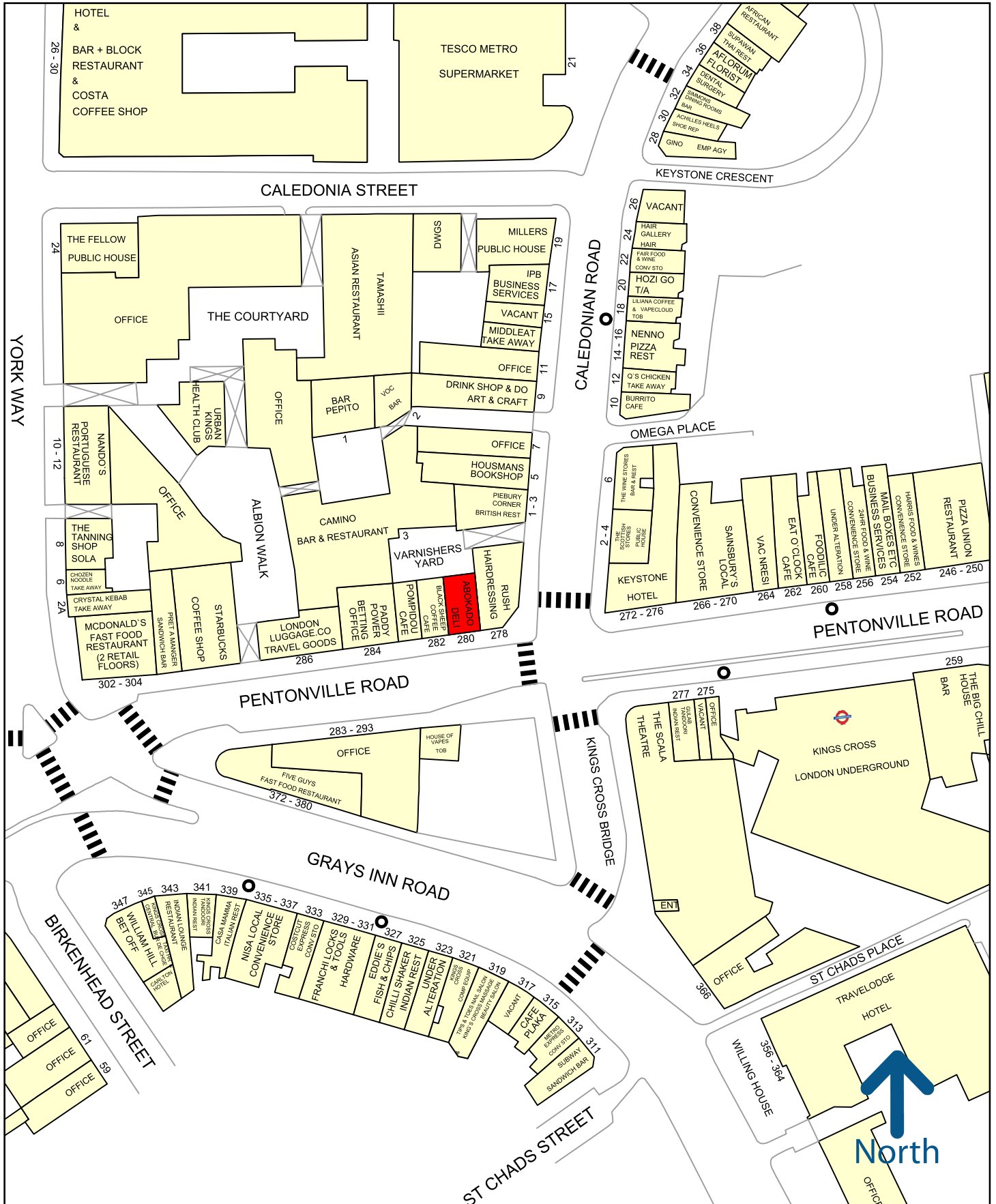
MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. Date / Year

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk





Experian Goad Plan Created: 01/10/2019
Created By: Levy

