

3 Brill Place, Kings Cross, London NW1

Ground Floor Café/Leisure Opportunity – 630 Sq.Ft.



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The Property

The subject property is located on Brill Place, Kings Cross NW1, beneath a recently completed residential scheme of 68 apartments delivered by LBS Properties. All apartments have now been sold off. It is situated on the corner of Midland Road, within a 2-minute walk of St Pancras and Kings Cross stations.

The unit benefits from strong footfall, with a large residential population in the immediate vicinity, as well as visitors to the Francis Crick Institute, which is opposite. It is also positioned on the route between Euston and Kings Cross stations.

The premises will be delivered in shell condition with 3-phase power and benefits from high ceilings. Nearby occupiers include Boots, Starbucks, Tortilla, Wasabi and LEON.

Accommodation (NIA)

The premises is arranged over the ground floor only.

It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	630	58.53
Total	630	58.53

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£38,500 per annum exclusive.

Business Rates

The premises is yet to be assessed for rating purposes.

Interested parties are advised to make their own enquiries with the London Borough of Camden.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

Levy Real Estate:

James Womack

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E: james.womack@levyrealestate.co.uk

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Location Plan

Not to scale, indicative only.



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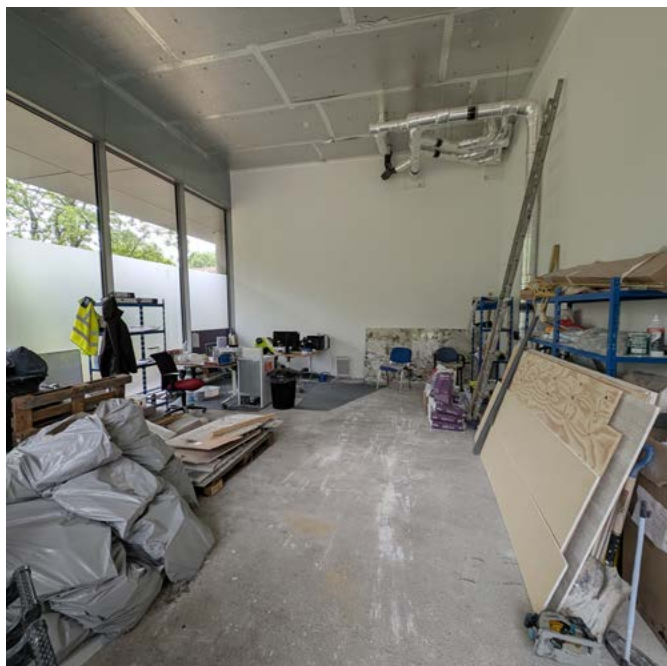
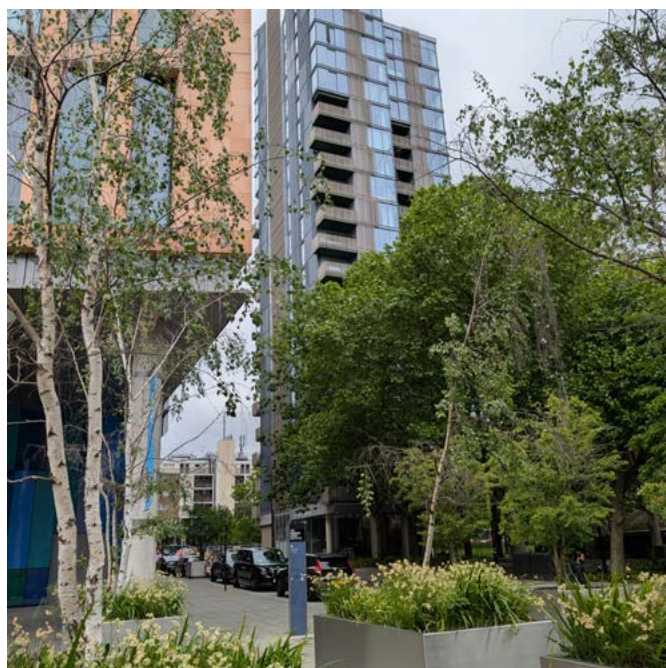
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