

277 Pentonville Road, London N1 9JY

Prime Kings Cross Class E Opportunity – 591 Sq.Ft.



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The Property

The subject property is located on Pentonville Road, close to the junction with Caledonian Road. The unit is within a 3 minute walk of Kings Cross station, benefitting from high footfall and connecting it to six London Underground lines and national rail services.

The property is an in-line unit with glazed frontage and a straightforward configuration, arranged over ground and first floors. Formerly a restaurant, the unit benefits from a fully fitted kitchen with working extraction on the first floor, with a dumb waiter servicing the ground floor.

Nearby occupiers include Pizza Pilgrims, Five Guys, Blank Street, McDonalds, Sushi Dog, Coq Fighter, Sainsburys, Gails, Pizza Union, Black Sheep Coffee and Rosa's Thai.

Accommodation

The premises is arranged over ground and first floors.

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

Floor	sq ft	sq m
Ground	294	27
First	297	27
Total	591	54

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

£45,000 per annum exclusive.



Business Rates

As per the Valuation Office Agency, we understand the rateable value of the premises is £10,000.

Interested parties are advised to make their own enquiries with the Camden Council.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate:

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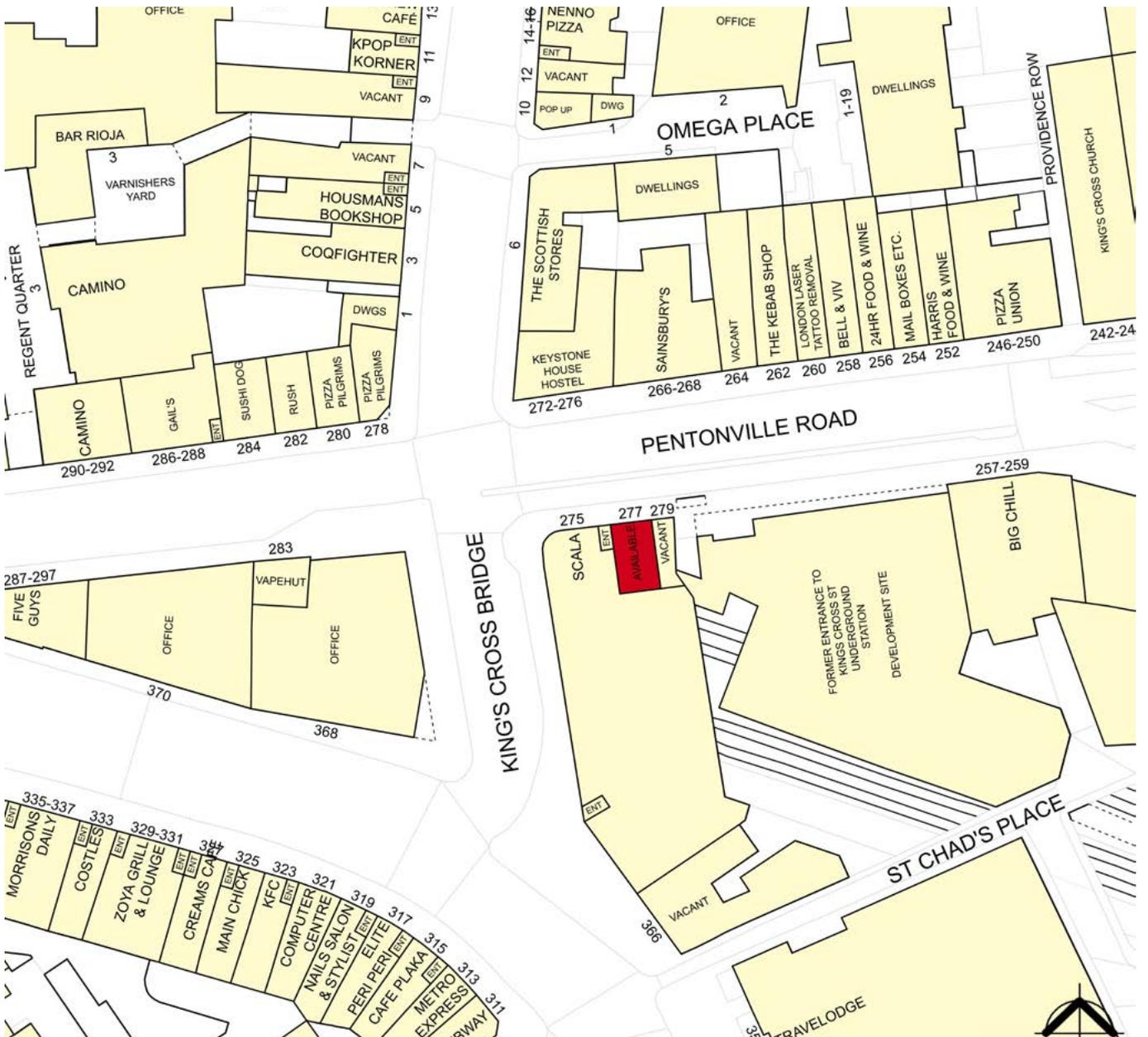


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Location Plan

Not to scale, indicative only.



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