



Prime E Class Shop To Let

116 FORTRESS ROAD
Tufnell Park
London NW5 2HL

LOCATION

Tufnell Park is an affluent London suburb situated between Highgate and Kentish Town. The premises are situated on the eastern side of Fortress Road, close to Sainsbury's and Tufnell Park Underground Station (Northern Line). Nearby occupiers include Fam Market, Diverse Clothing, Meat NW5, Beauty NW5 and Authentique.

DESCRIPTION

The property is arranged on ground floor, providing the following approximate dimensions and floor areas:

Internal Width	13ft 3 inches	4.0m
Shop Depth	38ft	11.6m
Ground Floor Sales	445 sqft	41.3 sqm

LEASE

The property is available on a new 8 or 12 year full repairing and insuring lease, subject to 4 yearly rent reviews.

RENT

£27,000 per annum exclusive.

RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the shop £20,000. The rates payable is approximately £9,980 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.

James Peasnell – james@jpretail.co.uk Tel: 07967 697 918 or

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Or Joint Agent – David Iny at Grovelands, Tel: **020 8731 9777**

