

KEY FEATURES

- Kentish Town Road – High Street retail unit
- Opposite Kentish Town underground station
- Zone 2 (Northern Line)
- Ground Floor Mid-Terrace Unit Available To Let
- Ideally suited to a recognised national or regional brand
- Near to Pret a Manger, Sainsbury's Local, BetFred, Greggs, Coop, Iceland and a wide range of independent retailers and traders
- **Passing Rent** - £53,000 pax
- **Rateable Value:** £36,000
- Offered by way of a lease assignment
- 372 sq ft open-plan retail space plus 713 sq ft bakery, prep and ancillary space, totalling 1,085 sq ft / 100 sq m
- Glazed frontage of 4m85 width
- Air-conditioning, LED lighting, laminate flooring, security alarm and camera system, three phase electricity
- Versatile unit, may suit a similar business or pure retail use
- Very well served by public transport, high footfall location
- 1 mile north of Camden Town

SITUATION

Kentish Town Road is a prominent and busy thoroughfare in the London Borough of Camden, connecting Camden Town with Kentish Town in North London. The street comprises a vibrant mix of independent retailers, cafés, restaurants and local service providers, together with residential accommodation on the upper floors.

The location benefits from excellent public transport links, with Kentish Town Underground Station (Northern Line and Thameslink) and Camden Town Underground Station both within walking distance, providing direct access to Central London and the wider transport network. The area experiences strong pedestrian and vehicular traffic and serves a dense residential catchment, making it a well-established commercial location and a great spot for the right business.

DESCRIPTION

The unit comprises a ground floor, mid-terrace retail space, conveniently located directly opposite Kentish Town Road underground station and enjoying excellent levels of footfall. The shop benefits from a glazed frontage and is currently configured as an open-plan coffee shop with serving counter, partitioned from the rear that incorporates a kitchen for bakery and prep, storage, staff welfare area and WC.

It has air-conditioning units, three phase electricity, intruder alarm and CCTV system.



ACCOMMODATION

We have undertaken a measured survey which identified a total net internal area of 1,085 sq ft.

TENURE

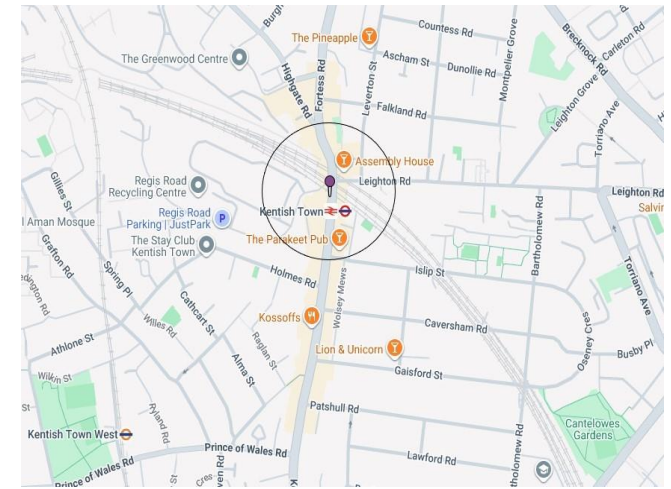
Available to let by way of an assignment of the existing 20-year lease, dated 30/09/09, at a passing rent of £53,000 pa, exclusive of service charge, buildings insurance premium, business rates, utilities, VAT and any other occupational costs, as appropriate. The lease is due to expire in September 2029.

EPC RATING

Rated E (111).

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is to be established if the unit is elected for VAT purposes.



RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £36,000 from 1st April 2026. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

VIEWINGS

All enquiries and appointments to view must be made via contacting the sole agents, through whom all negotiations will take place.

Please call Trinity Rose Commercial on 01962 888900 or email commercial@trinity-rose.co.uk



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026.

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management