



Prime E Class Shop To Let

**229 Brecknock Road
Tufnell Park
London N19 5AA**

LOCATION

Tufnell Park is an affluent London suburb situated between Archway and Kentish Town. The premises are situated opposite Tufnell Park Underground Station (Northern Line), close to the junction with Fortress Road. Nearby occupiers include Fam Market, Down to Earth Yoga, Diverse Clothing, Meat NW5, Beauty NW5 and Authentique.

DESCRIPTION

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

Internal Width	12ft 9 ins	3.88m
Sales Depth	28ft 3ins	8.6m
Ground Floor	635sqft	59sqm

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 £18,750. The rates payable is approximately £8,100 for the current year.

Interested parties are advised to make their own enquiries with the Local Authority for verification.





Tel: 020 7039 0130

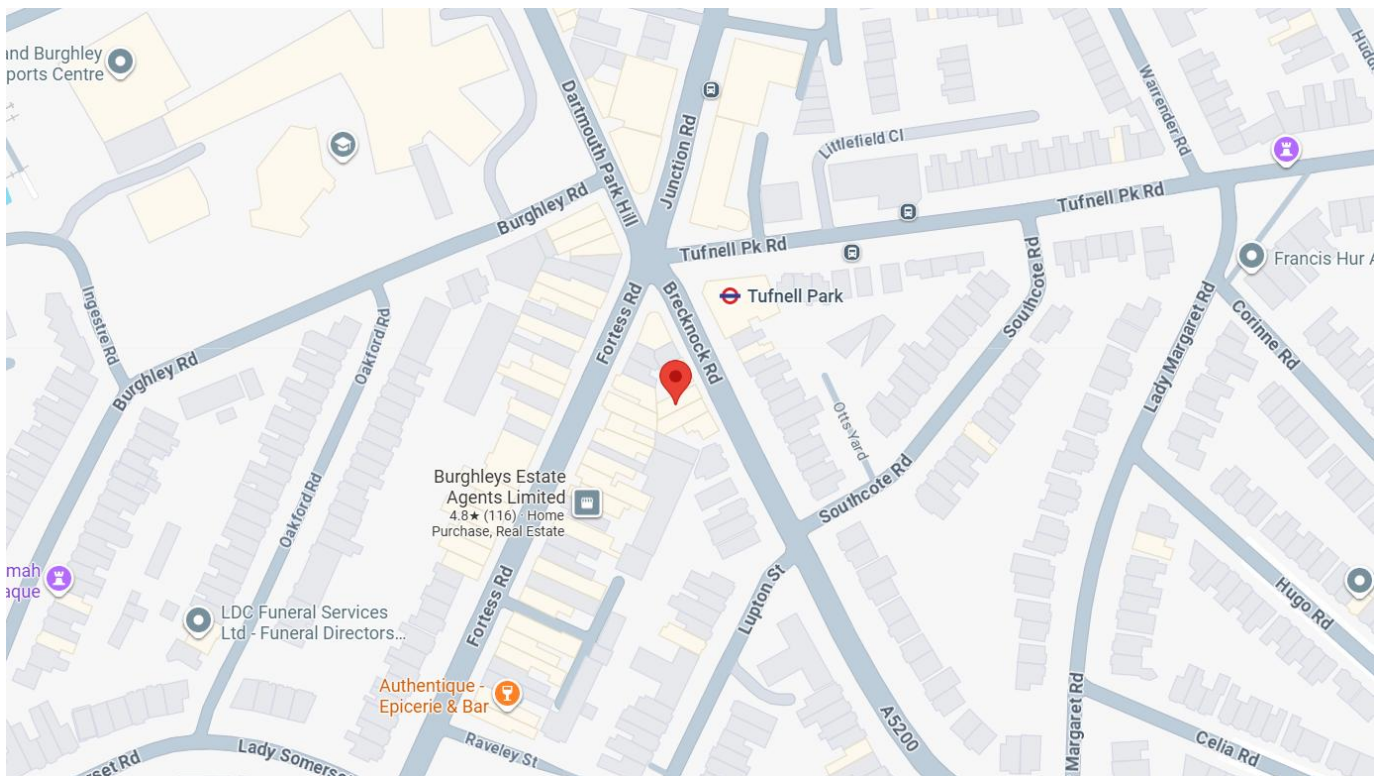
Viewing

Viewings strictly via this office.

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

Sian Fountain – sian@jpretail.com - Tel: 0207 039 0130

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



Disclaimer Whilst every care is taken in the preparation of these particulars, JP Retail Ltd, any joint agents involved and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty to make any representation or warranty in relation to the property.