



**BLANCHFLOWER  
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

## PRIME RETAIL PREMISES TO LET

**259 – 263 KENTISH TOWN ROAD  
LONDON  
NW5**

### LOCATION

The premises are located in a busy position on Kentish Town Road. Operators close by include **Superdrug**, **Holland & Barratt**, **Barclays**, **Boots** and **Costa Coffee**. Kentish Town Road Underground Station is located two minutes walk from the property.

### ACCOMMODATION

The property has been newly developed behind the existing façade, it comprises of ground and basement floors offering the following approximate areas:

Net Frontage	23ft 3 inches
Ground Floor	1,260 sq/ft
Ground Courtyard	123 sq/ft
Basement	947 sq/ft
<b>Total</b>	<b>2,330 sq/ft</b>

### LEASE

The premises are available on a new lease for a term to be agreed.

### RENT

£65,000 per annum exclusive.

### USE

The property currently has an A1 planning use. Other uses will be considered STPP.



### RATES

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

### LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

### EPC

Available on request.

### VIEWING

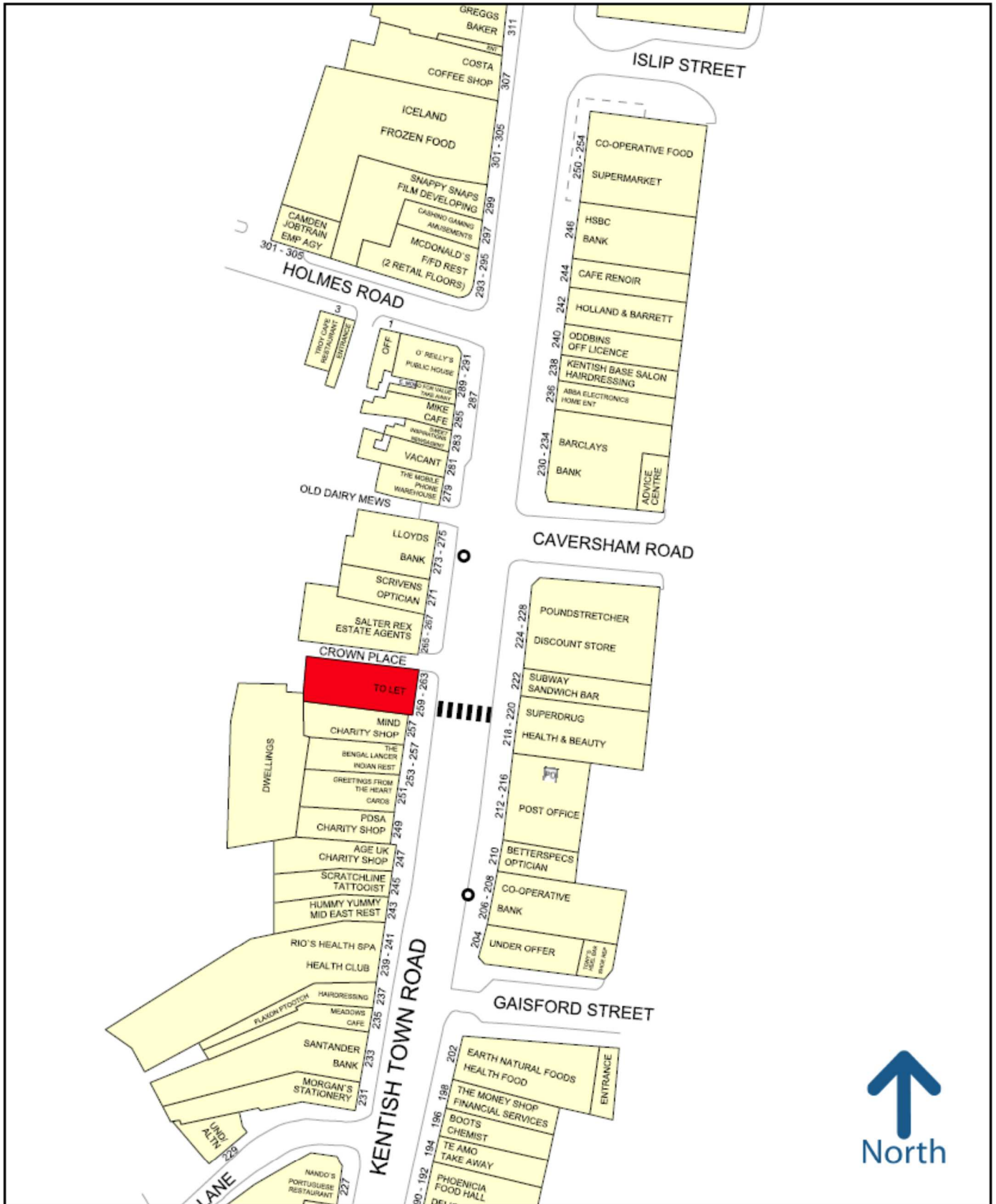
Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 0207 491 8249

Mbl: 07900 217624

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*



50 metres

Experian Goad Plan Created: 08/05/2017  
Created By: Blanchflower Lloyd Baxter



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011