

KENTISH TOWN – Commercial Premises in former Public Conveniences, Fortress Road, London

PRIME LOCATION – LEASE FOR SALE



PREMISES

The subject premises traded as a cocktail bar since their conversion from Public Conveniences in 2012. The premises lend themselves to café, bar and other commercial uses.

LOCATION

They premises are situated close to Kentish Town underground station at the confluence of Fortress Road and Highbury Road.

Kentish Town is located between Hamstead Heath, Tufnell Park and immediately north of Camden. With great connections into Central London, Kentish Town High Road is a buzzing High Street with daytime and evening economy.

ACCOMMODATION

The property provides the following approximate area of subterranean space with highly prominent signage onto the street;

Basement: **571 sq ft** **53 sq m**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

RATING

The property are to be re-assessed for rates.

EPC

B, full certificate available on request.

LEGAL COSTS

The Tenant shall be responsible for both parties legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Henry Foreman

07469 155716

henryforeman@fmx.co.uk

Date: September 2024

KENTISH TOWN - Commercial Premises in former Public Conveniences, Fortress Road, London

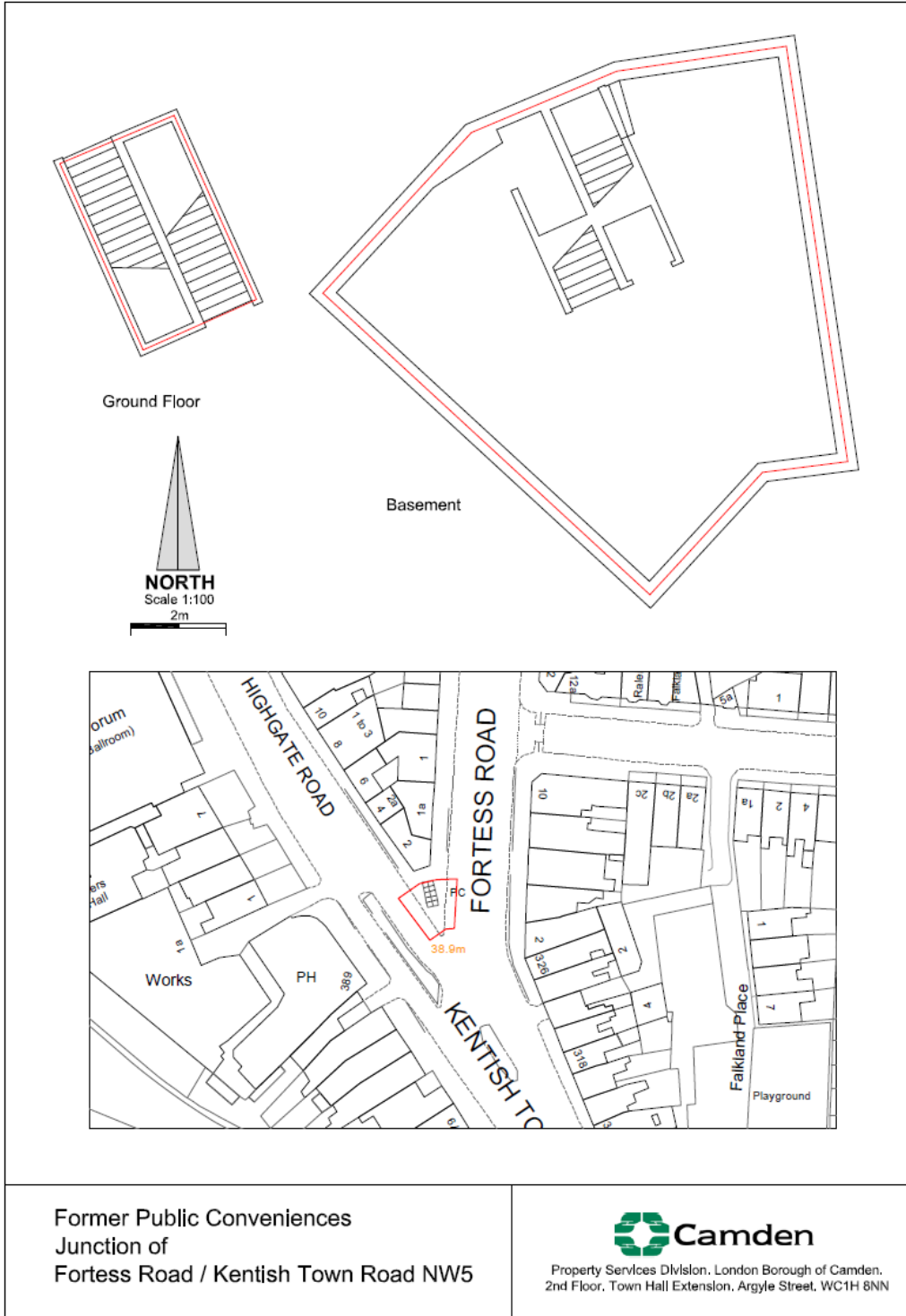
PRIME LOCATION – NEW LEASE AVAILABLE



Date: September 2024

KENTISH TOWN - Commercial Premises in former Public Conveniences, Fortress Road, London

PRIME LOCATION – LEASE FOR SALE



Former Public Conveniences
Junction of
Fortress Road / Kentish Town Road NW5

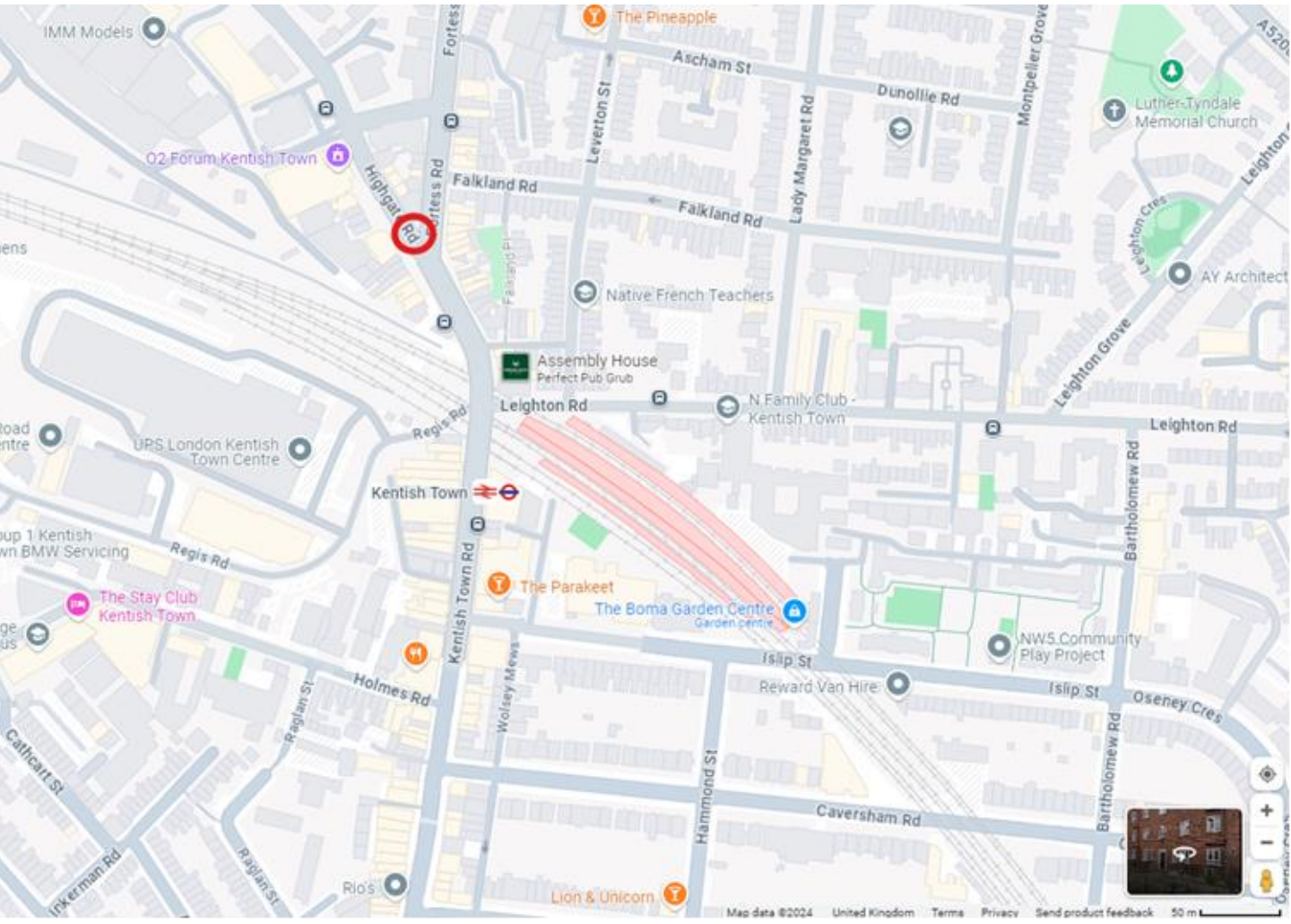


Property Services Division, London Borough of Camden,
2nd Floor, Town Hall Extension, Argyle Street, WC1H 8NN

Date: September 2024

KENTISH TOWN - Commercial Premises in former Public Conveniences, Fortress Road, London

PRIME LOCATION – LEASE FOR SALE



Date: September 2024

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

4th Floor, 41-43 Maddox Street, London, W1S 2PD

www.fmx.co.uk

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

PRIME LOCATION – NEW LEASE AVAILABLE



PREMISES

The subject premises traded as a cocktail bar since their conversion from Public Conveniences in 2012. The premises lend themselves to café, bar and other commercial uses.

LOCATION

The premises are situated next to Camden Road station at the crossroads of Royal College Street and the Camden Road (A503). Nearby occupiers include Brewdog's Camden Road Arms and Social Pottery Making amongst other local operators.

Camden Road is located a short distance from central Camden Town and on the way to Kentish Town.

ACCOMMODATION

The property provides the following approximate area of subterranean space with highly prominent signage onto the street;

Basement: **448 sq ft** **41.6 sq m**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

RATING

The property are to be re-assessed for rates.

EPC

Available on request.

LEGAL COSTS

The Tenant shall be responsible for both parties legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Henry Foreman

07469 155716

henryforeman@fmx.co.uk

Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

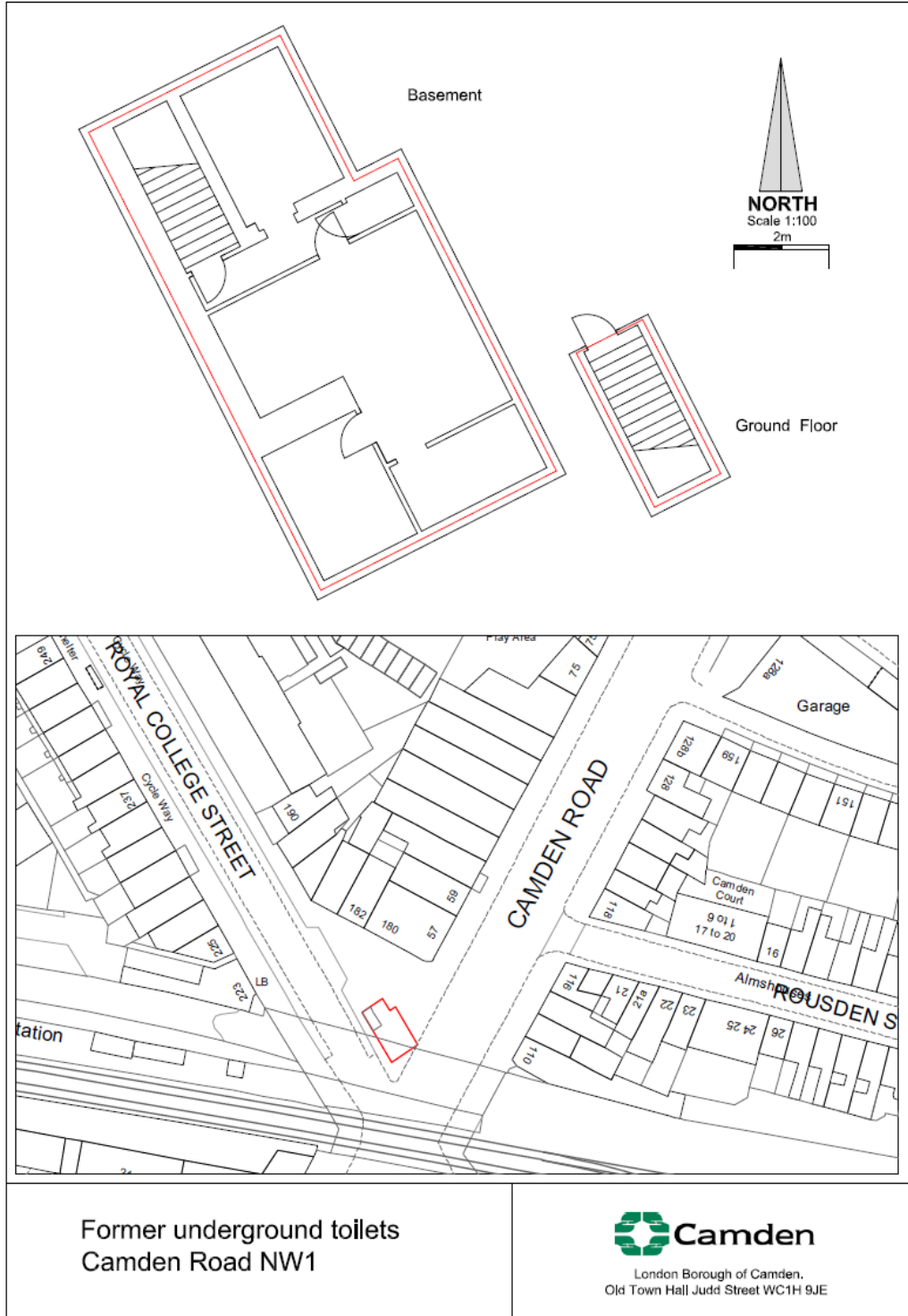
PRIME LOCATION – NEW LEASE AVAILABLE



Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

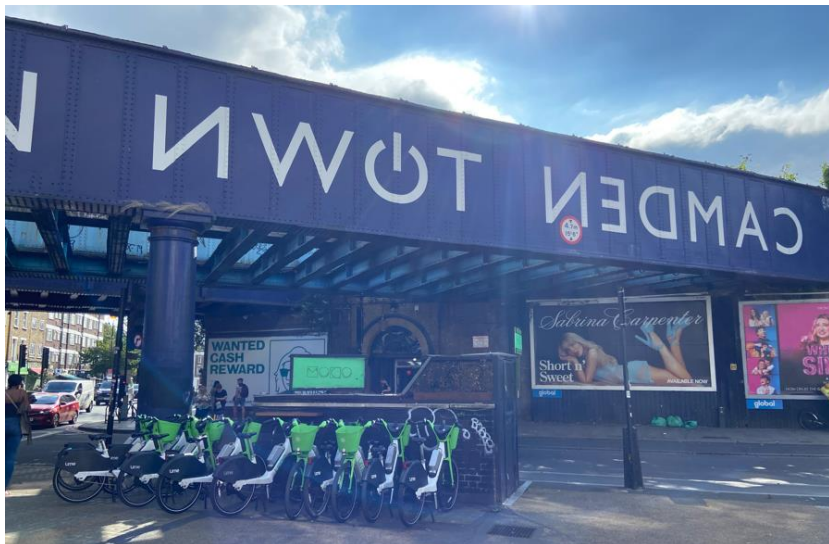
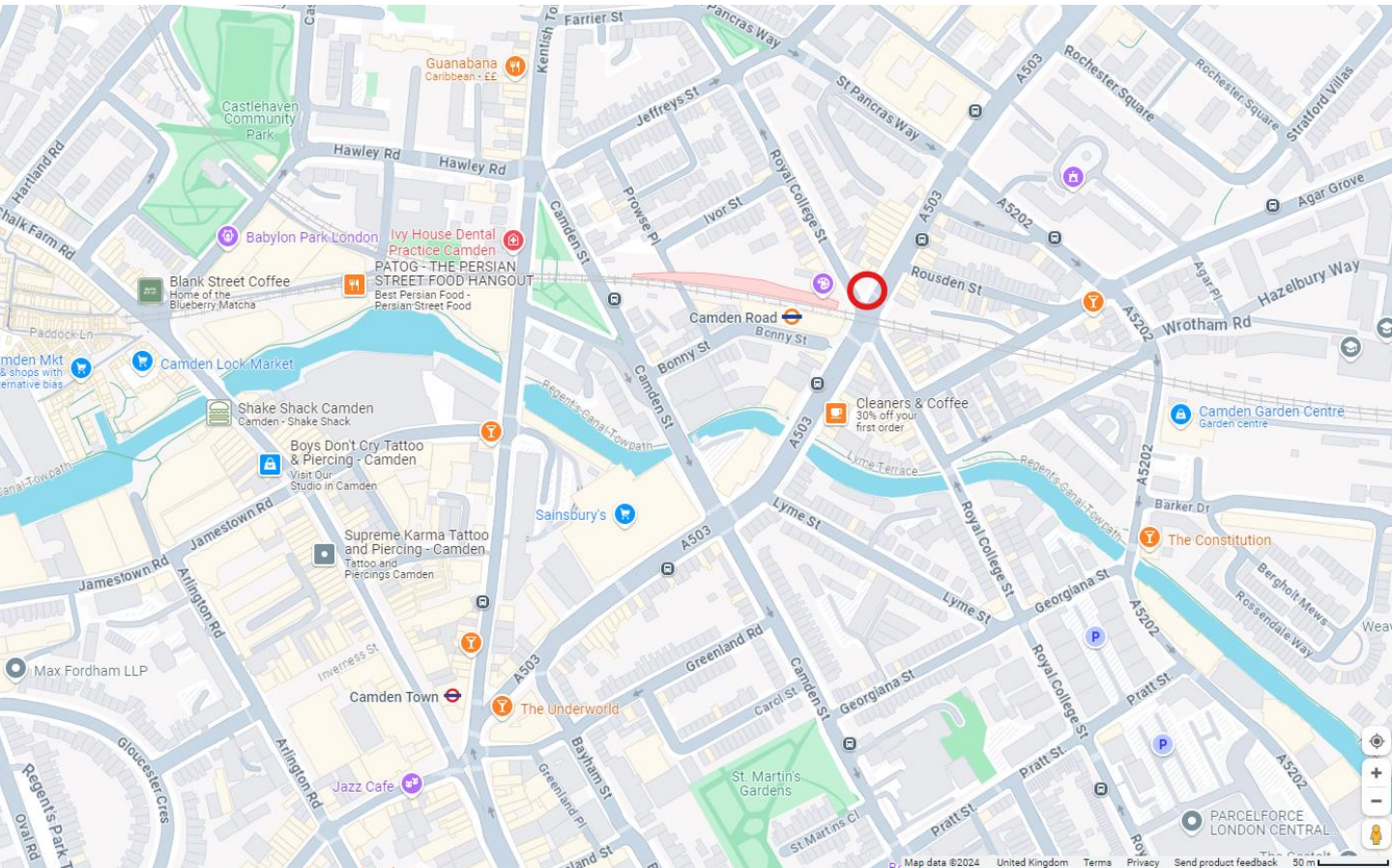
PRIME LOCATION – NEW LEASE AVAILABLE



Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

PRIME LOCATION – NEW LEASE AVAILABLE



For further information or to view the premises please contact:

Henry Foreman
07469 155716
henryforeman@fmx.co.uk

Date: September 2024