

# 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

The 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**

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Date: September 2024

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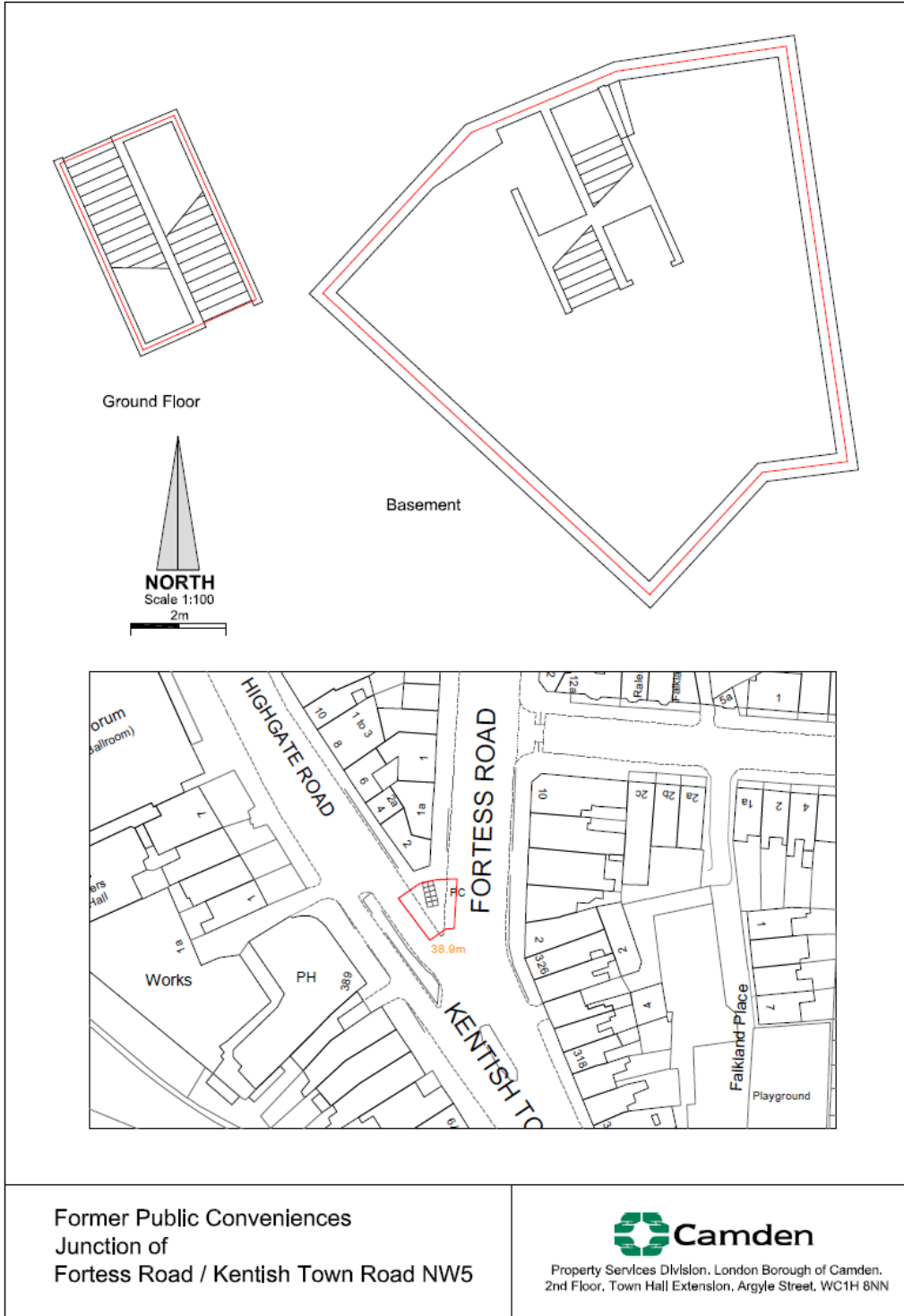
**PRIME LOCATION – NEW LEASE AVAILABLE**



Date: September 2024

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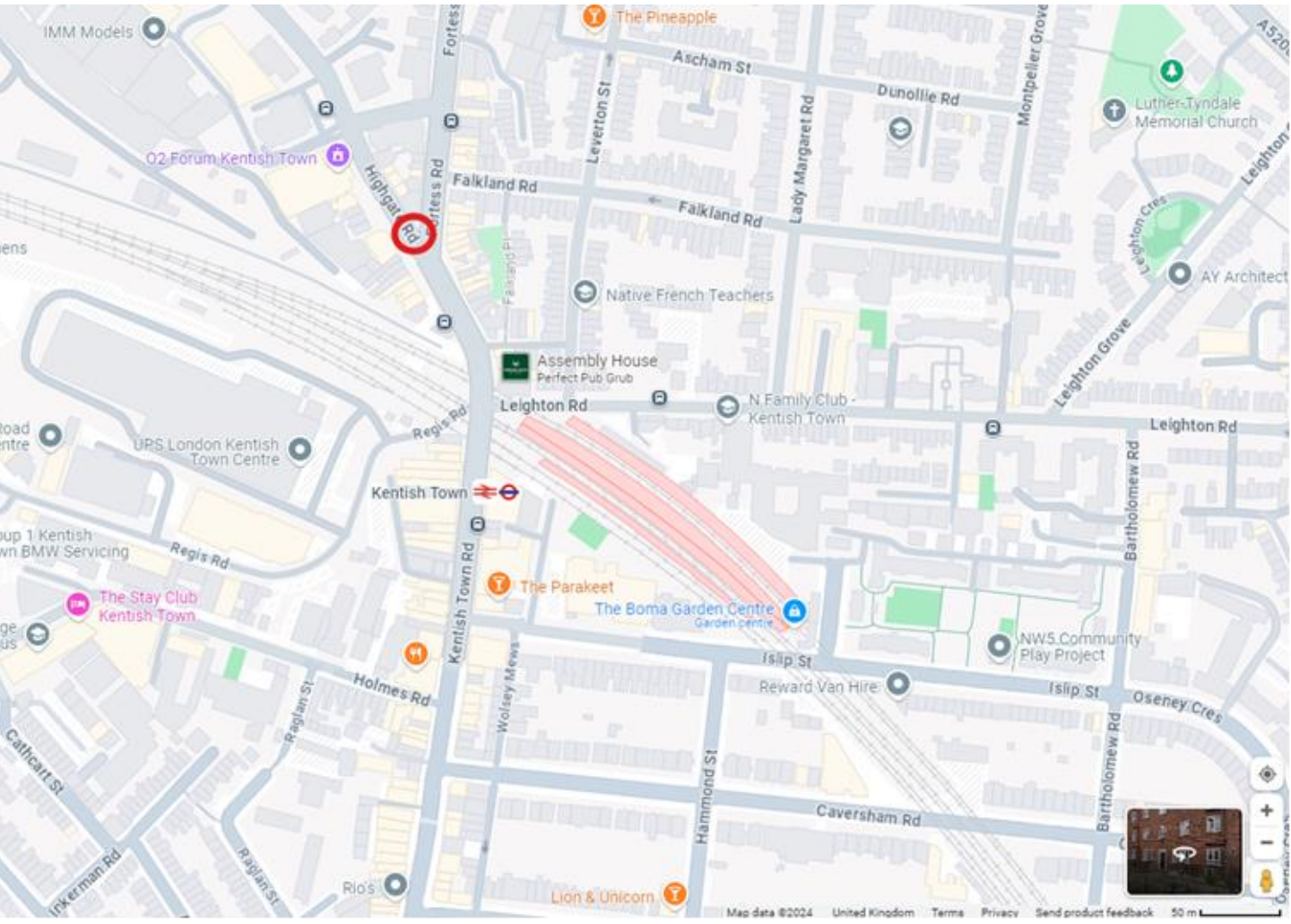


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