

155-157 FORTRESS ROAD, TUFNELL PARK NW5 2HR



LARGE DOUBLE FRONTED SHOP TO LET

LOCATION

Tufnell Park is an affluent and creative area situated between Dartmouth Park and Kentish Town. The subject premises are close to Tufnell Park Station (Northern Line), where nearby traders include **Diverse, Costa, Spence Bakery, Bear & Wolfe, Sainsbury's** and **Marsh & Parsons**.

DESCRIPTION

The premises comprise a double fronted shop, providing the following approximate floor areas:

Internal Width (front)	30ft 9inches	9.37m
Shop Depth	82ft	24.99m
Ground Floor	1,650sqft	153sqm

LEASE

The property is available on a new 8 or 12 year fully repairing and insuring lease, inside the Act, subject to 4 yearly rent reviews.

RENT

£65,000 per annum exclusive.

RATES

Rateable Value 2019/20	£49,500
Rates Payable 2019/20	£24,304

Interested parties to make their own enquires with the local authority.

VIEWING

Viewings to be arranged strictly through JP Retail:

Contact: James Peasnell or Sian Fountain - Tel: 020 7039 0130

James@jpretail.co.uk or Sian@jpretail.co.uk



DARTMOUTH PARK HILL

Spaghetti House
Sun Dry Cleaners
DH Roberts
Costa Coffee
The Spice
Duke & Herzog
William Hill
William Hill
Bear & Wolfe
Degirmen Turkish
Royle Insurance
MEAT NW5
Launderete
Engocha Grocery
Green Endings Funeral
Aspire Dental
Lalibela Restaurant
Stingray Café
Cardigan Club
Ceremony
Down to Earth
127 Antler

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TUFNELL PARK ROAD TUFNELL PARK STATION BRECKNOCK ROAD



Aces & Eights
Singer
Ideal Household Goods
Fam Fruit & Veg
Diverse Ladieswear
Spence Bakery
Maximum Fitness
Rustique Literary Café
Jonathan Norris Pimlico
Chicago Fried Chicken
Burley's Est. Agents
Blue Moon Thai
J Sainsbury's