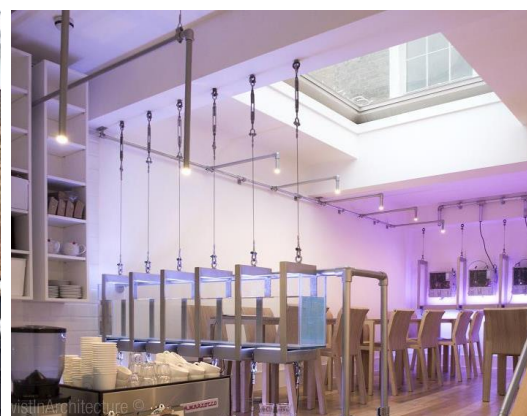


# RETAIL (A1) TO LET



## 191 Caledonian Road, Kings Cross, N1 0SL

### Bright Shop with High-Ceilings in Kings Cross

**AREA:** 729 sq.ft (68 sq.m) approx. | **RENT:** £19,500 PAX

#### LOCATION:

The property is situated near a prominent junction, approximately 1km north of Kings Cross Station on Caledonian Road. Transport links are exceptional with with three bus routes servicing Kings Cross Station every 4 minutes. Central Saint Martins college is situated approximately 800m from the subject property.

A new FRI lease may be available on terms to be agreed by the landlord.

#### DESCRIPTION:

The property comprises a Retail (A1) shop premises arranged over ground and basement floors. The ground floor benefits from a full glazed retail frontage, a skylight and a 3.43m ceiling height, giving the space fantastic natural light. The basement benefits from being fully sound-proofed, having been used as a recording studio, with it's own kitchenette.

Regulated by:



# RETAIL (A1) TO LET



## 191 Caledonian Road, Kings Cross, N1 0SL

**USE CLASS:** Retail (A1)

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	349	32
Basement	380	35
<b>TOTAL</b>	<b>729 sq.ft</b>	<b>68 sq.m</b>

(All measurements are approx. on a NIA basis)

**AMENITIES:**

- Near prominent junction in Kings Cross
- Major bus routes to Kings Cross Station
- Near local schools & Central St Martins
- Trendy independent retailers nearby
- 3.43m Maximum ceiling height
- Great natural light
- Kitchenette on ground floor and basement
- Electric roller shutter

**TERMS:**

The existing lease expiring in August 2029 has a passing rent of £17,000 pax.

**PLEASE NOTE:** The landlord has given a verbal indication that they may be willing to settle the upcoming rent review at £19,500 per annum. There may be scope to obtain a new lease at this rent, by way of negotiation with the landlord.

**RENT:** £19,500 PAX

**RATES PAYABLE:** Small business rate relief may be applicable. All parties are advised to contact the relevant local council.

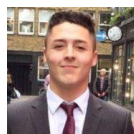
**VAT:** Not applicable (TBC)

**SERVICE CHARGE:** Nil. (TBC)

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

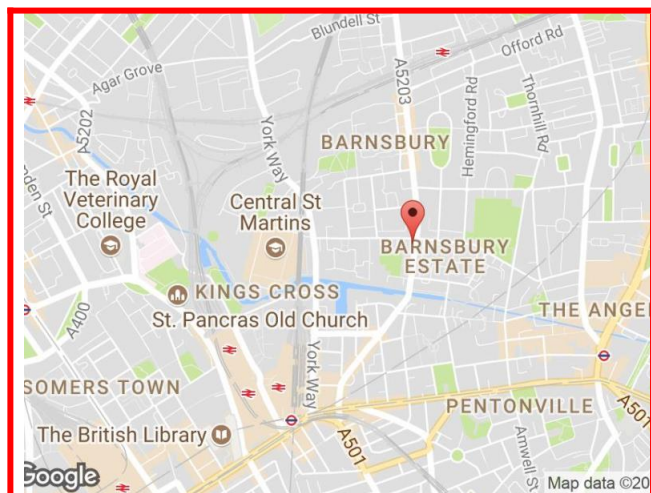
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