

PRIME RETAIL UNIT TO LET

**TUFNELL PARK, LONDON NW5
129 FORTRESS ROAD**

Location

Tufnell Park is a busy shopping area, situated between Kentish Town and Archway, which borders the affluent residential catchment of Dartmouth Park. The subject premises are situated on the western side of Fortress Road, close to Sainsbury and a short distance from Tufnell Park Station (Northern line), which is within Zone 2 providing easy access to Central London. The 2006 commuter count for the station was 2.8million. Nearby traders include, **Pizza Hut, Lalibella, Stingray Café** and **William Hill**.

Description

The premises are shortly to be refurbished, to include a new shop front which will provide the following approximate dimensions and floor areas:

Internal Width	14ft 3 inches	4.36m
Shop Depth	26ft 6 inches	8.11m
Ground Floor Sales	440sq ft	40.89sq m
Mezzanine	370sq ft	34.39sq m

Lease

The property is offered on a new 8 or 12 year full repairing and insuring lease, subject to 4 yearly upward only rent reviews.

Rent

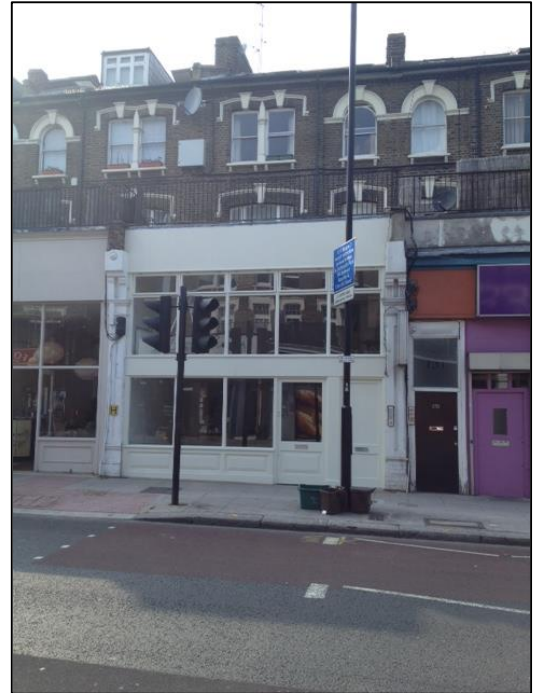
£20,000pax

Planning

The premises has A1 and A2 use.

Rating

We have been informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £13,750. The rates payable for 2013/2014 is £6,476. Interested parties are advised to make their own enquiries with the Local Authority for verification.



Viewing

Views are to be arranged strictly via this office.

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DARTMOUTH PARK HILL

Spaghetti House
Sun Dry Cleaners
DH Roberts
To Be Costa
161 The Spice
Duke & Herzog
William Hill
William Hill
153 VACANT
Degirmen Turkish
Royle Insurance
147 Vacant
145 Launderete
Engocha Grocery
141 Green Endings Funeral
Aspire Dental
Lalibela Restaurant
Stingray Café
133 Vacant
131 Fortress Tandoori
129 UNDER OFFER
127 Antler

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TUFNELL PARK ROAD

**TUFNELL PARK
STATION**



BRECKNOCK ROAD

Aces & Eights
Singer
Ideal Household Goods
Fam Fruit & Veg
Soho Hip

146a Beauty Spot
Maximum Fitness
Rustique Literary Café
Café Delight

Chicago Fried Chicken
Burley's Est. Agents

Blue Moon Thai
J Sainsbury's
124 London Centre

GOTTFRIED MEWS

122 Fortress Café & Restaurant
120 Pizza Hut
118 Ruby Violet
116 Future & Found
Supermarket
Supermarket
Café de la Paix

RAVELEY ROAD

**FORTRESS ROAD SHOPS
LONDON NW5**

