

TO LET

**Fortess Road, Tufnell Park, London**  
**£19,500 pax**

OVERVIEW

Retail/Cafe/A1 Class Use Lock up shop positioned on the western side of Fortess Road less than 200 yards from Kentish Town Underground Station.

LOCATION

Located in a popular residential area at the northern end of Fortess Road. The unit occupies a prominent position along this busy local parade near Tufnell Park Underground Station. The road is the main through fare between Kentish Town and Archway, leading to the A1 and North London.

DESCRIPTION

The property occupies the entire ground floor, currently split into 4 sections with soft partitioning, kitchen, WC and emergency rear access are located at the rear.

ACCOMMODATION

Ground Floor  
58 m2  
622 sq Ft

AMENITIES

Ground Floor: Glass Frontage, High Ceilings , Kitchenette , Carpet flooring and Lighting.

TERMS

New lease to be granted to the in going tenant.

OUTGOINGS

Rates: Approx £10,000 per annum. Parties are advised to make their own enquiries with the

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## Drivers & Norris

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