

407-409 Holloway Road
London N7 6HP

T 020 7607 5001

E info@drivers.co.uk

30 June 2020

To Whom It May Concern,

Re: 141 Fortress Road, London NW5 2HR — Ground Floor Lock Up Shop

I can confirm that the above commercial premises have been marketed by Drivers and Norris since 28 December 2018 and has been vacant for the entirety.

In order to source suitable tenants for the unit, we have marketed the property on:

- Rightmove
- Zoopla
- On the Market
- CoStar
- Drivers and Norris Website

A to let board was erected outside the property and sent out the property details to our extensive database of prospective tenants.

The property was listed at £22,000 per annum at the start. Late February 2019 after lack of interest the landlord had agreed to reduce the asking price to £19,500 per annum.

We have carried out 30 viewings on the property in that time and have received no suitable offers from A1/retail businesses. The applicants included but not limited to butchers, nail bar, hairdresser, café and off license.

The reasons for not proceeding ranged from:

- Too small
- Low footfall
- Too many competing businesses with similar offering
- No garden or outside seating

Below are screen shots of Drivers and Norris particulars and our system to confirm listing date. Unfortunately major portals only keep the listing live for 8-12 weeks after it's marked under offer. Since the listing was marked under offer in January 2020 that timeline has passed. However, it's evident by visiting any of the portals that we advertise on the above mentioned platforms.

loginjupix.co.uk/index4.php

Apps Jupix Version 2019.10 VOA Relocation Agent N... Search the List - Ma... guide-to-use-classe... Companies House s... ncontrol.nfon phon... Block fixflor

JUPIX Residential Sales Residential Lettings Commercial Sign Out
Find: ...type and press enter Tuesday 30th June 2020 8:47 pm

Home Enquiries Diary Applicants Vendors Contacts Appraisals Property Viewings Offers Sales Reports Admin ZooplePro

Kirill's Account
DRIVERS & NORRIS
Create New
New Enquiry
New Applicant
New Unqualified Applicant
New Market Appraisal
New Property
New Viewing
Shortcuts
Send Property Details
Print Tray
Get Help
Ask Jupix
To Do
Overdue - Showing 3 of 12
9:25 am - ☐
10:00 am - call re ran ☐
Able to be second ☐
10:00 am - ☐

141 Fortress Road, Tufnell Park, NW5 2HR
Instructed - On Market
Vendor: Ma...
Home: ...

Last Contacted: 6th March 2020
Last Details Sent: 16th June 2020
Pending Matches: 65
Date Instructed: 28th December 2018
Negotiator: Kirill Toursin

Summary	Vendor	Details	Appraisals	Matches	Viewings - 30	Media	Other	Notes
								Kind Regards, Melika
								Applicant: Miss Melika Safaie
								Properties (1): 141 Fortress Road, Tufnell Park, NW5 2HR
7th January 19 4:19 pm		Call			no answer			Kirill Toursin Edit Delete
30th December 18 12:16 am		Zoople Enquiry			Status: Closed Interested in: Property Details			Kirill Toursin Open
					Message: Phone Type: Mobile Best Time To Call: Anytime			
					Applicant: Mr Eyyup Zengin			
					Properties (1): 141 Fortress Road, Tufnell Park, NW5 2HR			
28th December 18 9:07 pm		Note			Market option changed by Kirill Toursin from to As a Whole		System	Record locked by System

drivers.co.uk/property-details/101194004642/greater-london/london/fortress-road-1

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Drivers & Norris PROPERTY SEARCH
112 1122
CREAT AGENTS & SUBSTERS

HOME SERVICES - ABOUT - REGISTER GUILD - VIRTUAL VALUATION INSTANT VALUATION RELOCATION AGENT NETWORK CONTACT

UNDER OFFER
Fortress Road, Tufnell Park, London
£19,500 pax

OVERVIEW

[f](#) [t](#) [p](#)

Chat now



drivers.co.uk

drivers.co.uk/property-details/101194004642/greater-london/london/fortress-road-1

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Drivers & Norris
COMMERCIAL ESTATE AGENTS

HOME SERVICES - ABOUT - REGISTER GUILD - VIRTUAL VALUATION INSTANT VALUATION RELOCATION AGENT NETWORK CONTACT PROPERTY SEARCH

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

LOCATION
Located in a popular residential area at the northern end of Fortress 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 local authority.

VIEWING
Viewings strictly by appointment through Drivers & Norris

For further details on this property please call us on:
020 7607 5001
ARRANGE VIEWING

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If you require any further information please don't hesitate to contact me.

Yours faithfully,

K Toursin
Commercial Manager
Drivers and Norris



drivers.co.uk