

# 52 PHOENIX ROAD NW1 1ES

Small commercial g/f shop



## Location

The premises are located on Phoenix Road close to the junction with Ossulston Street in the fashionable Somers Town area. Just a five minute walk from St Pancras International Station and an eight minute walk from Euston Station, they are very centrally located, and offer excellent value for money as E use class accommodation.

## Accommodation

The shop is on the ground floor with the following areas:

Ground Floor: c. 447 sq ft (GIA) with ITZA 323 sq ft

Recently repainted, the shop presents well with recently fitted carpets, WC, lighting and roller shutters.

## Planning

Under the new Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the use is considered E 'commercial business and services' but other uses may be considered, subject to obtaining the necessary planning consent and Landlord's consent.

# Details

Energy  
Rating **D**

## Rates

Rateable Value: The 2017 RV is £8,000. The current UBR is 49.1p and the rates payable will therefore be approx. half of this amount, subject to any relief.

## Terms

Subject to Contract a new lease in the council's standard format is available for between 3 and 10 years with five year upwards only rent reviews. Legal costs to be paid by the incoming tenant.

## Use

The council is seeking offers for E use class

## Rent

**Offers sought in the region of £10,000 per annum exclusive**

## Closing date

Offers to be submitted by 12 February 2021

# Viewings

By appointment only on block viewing dates – please see website: [www.camden.gov.uk/vcp](http://www.camden.gov.uk/vcp) (area search: Somers Town and Regents Park)

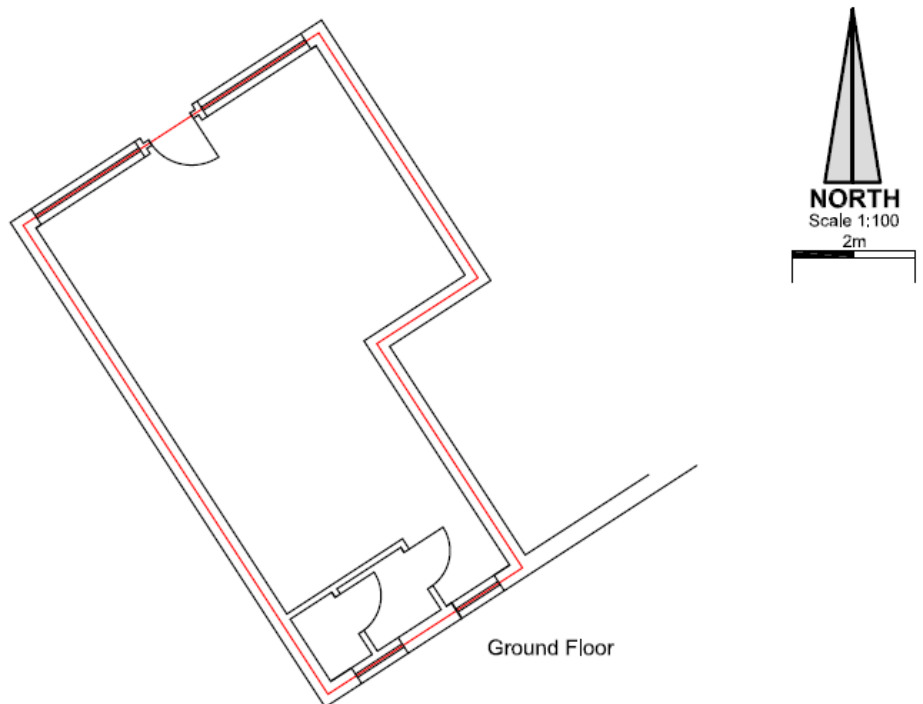
For further information, including viewing dates, please contact [louis.holliday@camden.gov.uk](mailto:louis.holliday@camden.gov.uk) (020 7974 2303).

# Location



# Floorplan

Illustrative  
purposes  
only



## Subject to Contract & the Council's Standard Conditions and Lease Terms

**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991.** The London Borough of Camden give notice that: The particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the London Borough of Camden. All descriptions, dimensions and other particular are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of the London Borough of Camden has any authority to make or give representation or warranty whatever in relation to these properties.

**DATA PROTECTION ACTS 1984 & 1998 :** The information provided by you is confidential, however we may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.