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**Salter
Rex** LLP

FREEHOLD SELF-CONTAINED RETAIL / OFFICE BUILDING FOR SALE



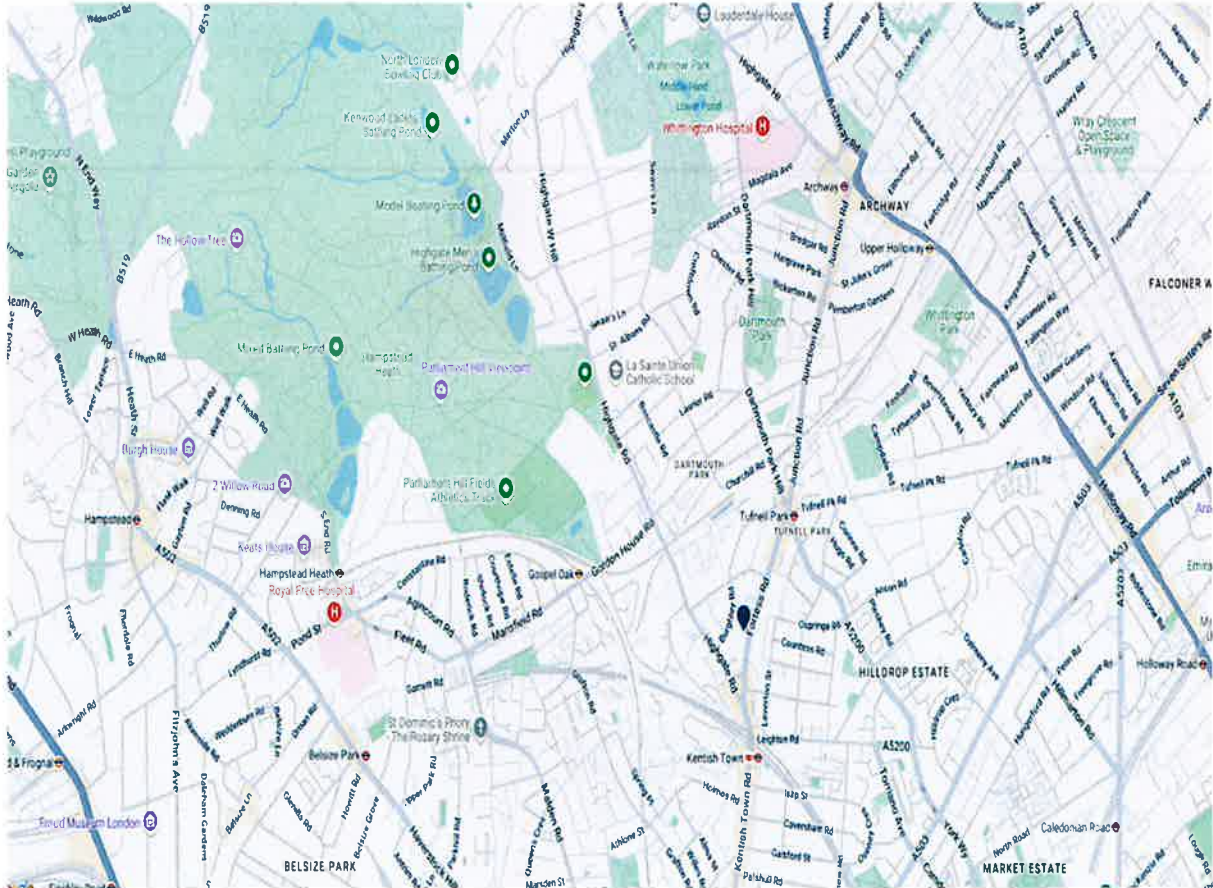
**FORTESS ROAD, NW5
APPROX
(1843 SQ. FT. GIA)**

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ACCOMMODATION/ TRANSPORT:	<p>Introducing this exceptional commercial property on Fortress Road, London NW5 - a prime location boasting proximity to Kentish Town Underground, Thames Link/Overground, and Tufnell Park Tube Stations. Offering excellent transport links across London, vibrant local shops, cafes, restaurants, and cultural venues just moments away, this property is a perfect setting for any business venture.</p> <p>Under the same ownership for over 30 years, this building has served as a retail shop for a building hire firm, catering to builders and developers. With the potential to expand over two or three floors (subject to planning permission), this property presents a unique development opportunity. Featuring step-free access and freehold tenure, it is sure to pique the interest of buyers seeking to establish a presence in this thriving area.</p>	
LOCATION:	<p>Located a short stroll away from the picturesque Hampstead Heath, this property provides a charming escape for outdoor activities. Meanwhile, the bustling local community offers a diverse range of amenities to suit all preferences. Discover the potential of this exceptional space on Fortress Road, London NW5 - arrange a viewing today and seize the opportunity to elevate your business in this sought-after location.</p>	
Ground Floor	<p>Shop Front measuring 9 meters in length full glass frontage from ground to ceiling height with electric shutters, the Retail/showroom is Mainly open plan with internal staircase to the rear of the unit leading to first floor level.</p>	
First Floor:	<p>Open plan office divided into Two small rooms with a Kitchenette, WC, and access to flat roof previously used as storage area.</p>	
	Measurements (GIA)	
Ground Floor	86.80 m ²	934.30 sq. ft.
First Floor	56.65 m ²	609.78 sq. ft.
Storage Area (External)	27.80 m ²	299.30 sq. Ft
Total Area	171.25 m ²	1843.33 sq. ft.
EPC:	D 81	
AMENITIES:	<p>CCTV Electric Shutters Emergency Lighting Smoke Alarm High Ceiling Category 5 Wiring Electric Heating Kitchen Areas WC Alarm</p>	

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Location of the subject property.



FREEHOLD:

Offers more than £900,000 on Unconditional basis Sold vacant possession.

AML:

Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

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Energy performance certificate (EPC)		
108 & 11, Peters Road, W12 0JN W12 0JN	Energy rating	Band: D Certificate ref: 10874215410842061796
Property type	Retail/Financial and Professional Services	
Total floor area	152 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
A bar chart showing the energy rating scale from A+ (green) to G (red). The property's rating is D, which is highlighted in yellow. The chart also shows the corresponding carbon dioxide emissions for each rating.		

VIEWING:

Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents, Crown House
265/267 Kentish Town Road
London NW5 2TP
Tel: 020 7428 6801 Mobile: 07951262191
Fax: 020 7485 8488
E-mail: my@salter-rex.co.uk

MISREPRESENTATION ACT 1967

Salter Rex for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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