

## Prime A3 Fitted Restaurant Unit

To Let

## Kings Cross, WC1X 9LR

109 Kings Cross Road

### Location

The property is located on the busy Kings Cross Road within walking distance from Kings Cross St Pancras Stations. Directly opposite the unit is Clink 78 hostel and Travelodge. The unit is adjacent to Chayanan Thai Spa & Hair Salon and The Racketeer Public House and Cocktail Bar

Nearby F&B operators include Meat Liquor, Honest Burgers, Pizza Union and Costa Coffee.

### Accommodation

The property is arranged as a small restaurant over ground floor and basement comprising the following approximate overall internal floor areas:

Ground Floor Restaurant:	300 sq ft (27.8 sq m)
Kitchen:	126 sq ft (11.7 sq m)
Basement:	311 sq ft (28.8 sq m)
<b>Total:</b>	<b>737 sq ft (68.4 sq m)</b>

### Description

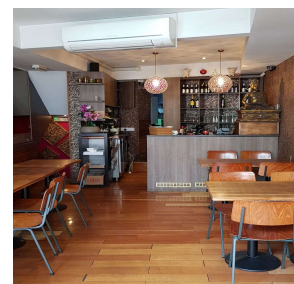
Fully fitted air-conditioned restaurant unit over ground floor, providing for approximately 25 covers, with kitchen to the rear. The basement provides storage, fridges, WC, and office rooms.

### Planning

A3 Restaurant under the Town & Country Planning (Use Classes) Order 1987

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Lease

A brand new lease on effective full repairing and insuring terms to be agreed between the parties.

### Rent

£28,000 per annum exclusive of business rates and all other outgoings.

### Business Rates

Rateable Value	£14,000
UBR 2018/19	48p
Rates Payable	£6,720

Interested parties are however advised to make their own enquiries with the local authority London Borough of Camden 020 7974 4444.

### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

### Viewings

Inspections are strictly via the sole agents:

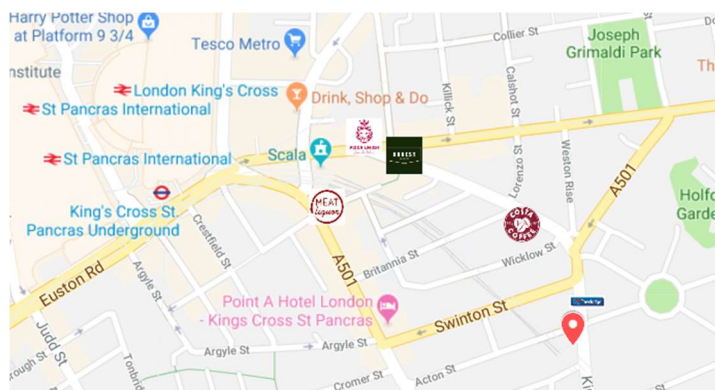
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