



64 Rochester Place

London, NW1 9JX

Unique and characterful Mews opportunity.

1,874 sq ft
(174.10 sq m)

- Delightful cobbled Street.
- Characterful period frontage.
- Moments from Camden Town.
- Extremely well connected.
- Charming rear patio.
- Available immediately.

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Summary

Available Size	1,874 sq ft
Rent	£39,900 per annum
Business Rates	Upon Enquiry
EPC Rating	D (76)

Description

Set on a quaint cobbled street almost equidistant from both Camden Town and Kentish Town, Rochester Place offers an unparalleled and highly desirable opportunity to set up in one of the most desired locations in London. Offering in excess of 1,800 sq ft of high quality floorspace, the property has a characterful frontage leading into an extensive ground level that could further benefit from a decorative refurbishment to further enhance this opportunity.

All facilities are already in place and having seen years of successful operation as a medical facility, the previous tenant has opted to move on to allow this opportunity to pass to the next fortunate occupier. Rochester Place is a picture-perfect locale with a particular lack of availability with a site such as this unlikely to come to the market in the near future.

Location

This property is extremely well connected and whilst set on a quiet frontage, Kentish Town Road and Camden Road are all within the immediate surroundings. Surrounded by a large number of residential dwellings, home to a diverse and affluent set of clientele, this opportunity allows a new tenant to become established amongst this thriving local community who are eager to support local business.

Connections to transport are widespread with Kentish Town, Camden Town and Kentish Town West (Northern, Overground & National Rail) within a ten minute walk providing seamless connections to The City, West End and further East & West London locations including both Gatwick & Heathrow. There are also numerous bus routes surrounding the Mews to allow for further connectivity around the local area.

Terms

Rent: £39,900 per annum.

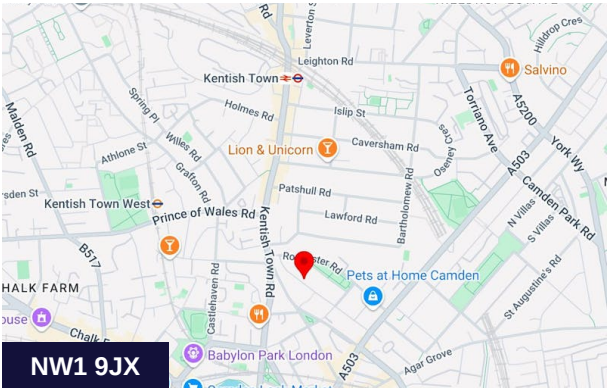
Rateable Value: £48,750.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

EPC: D (76).

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



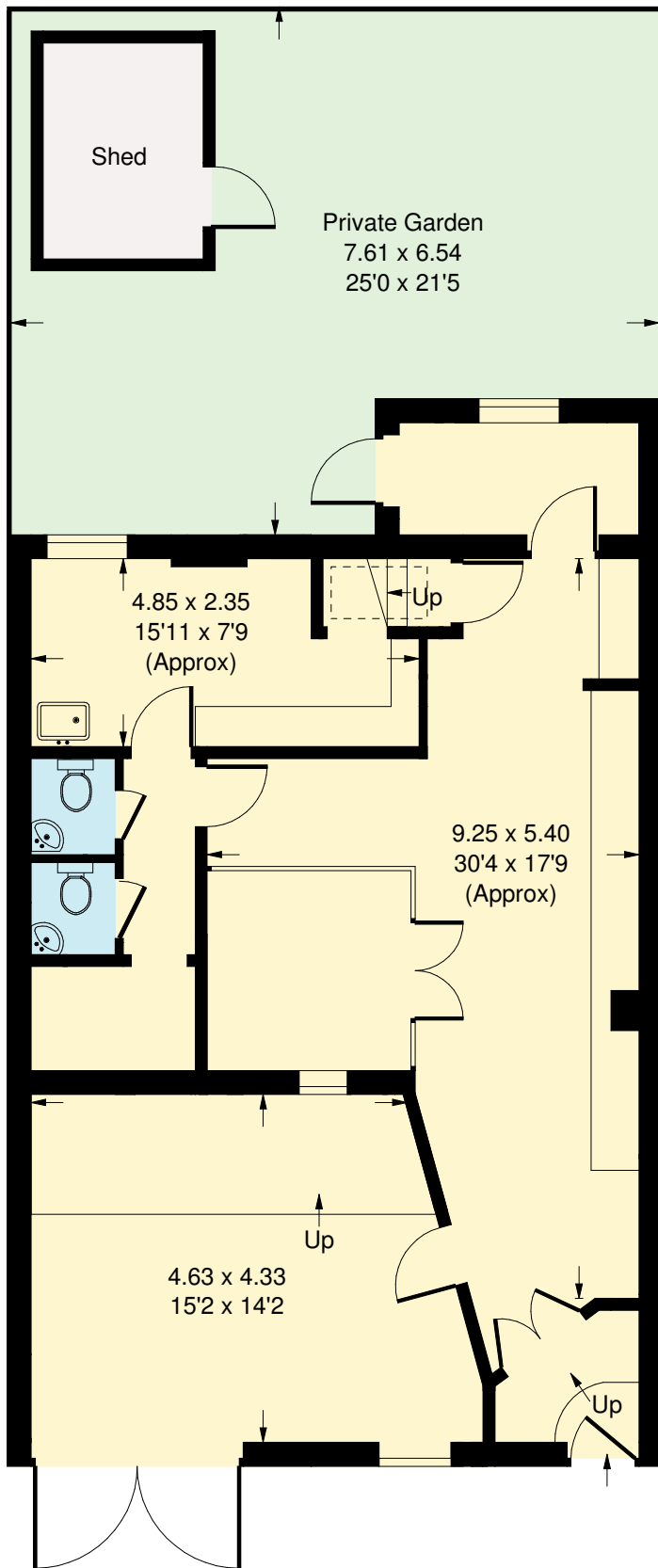
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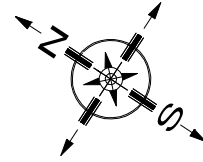
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Rochester Place, NW1

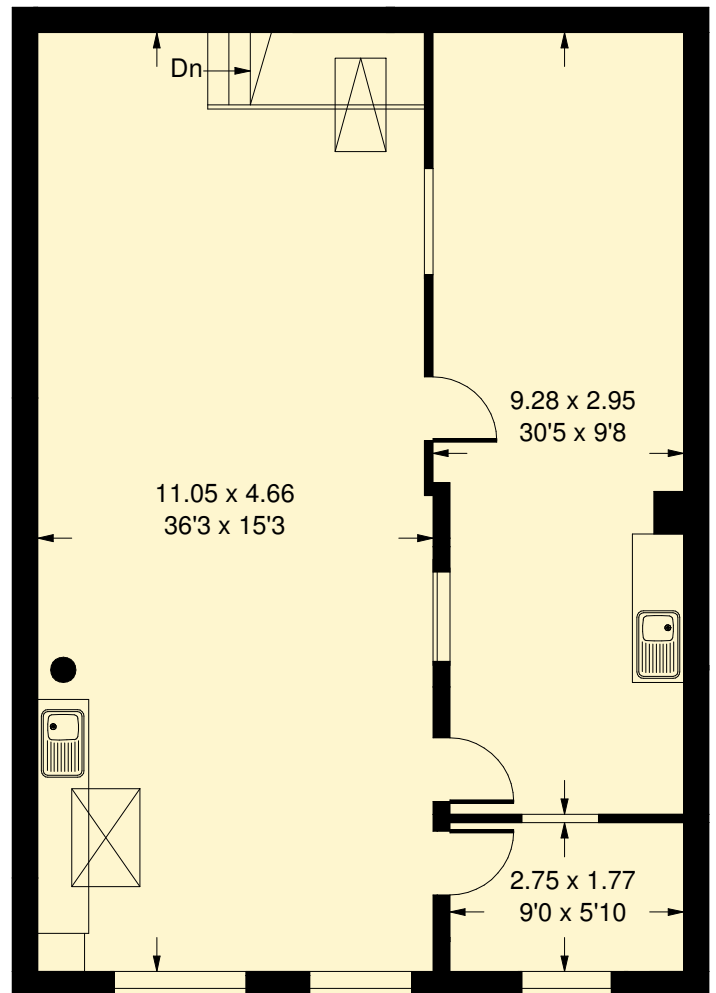


Ground Floor

Approx Gross Internal Area
174.1 sq m / 1874 sq ft



[Dashed Box] = Reduced headroom
below 1.5 m / 5'0



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.