

LEWIS  
CRAIG



CLASS E PROPERTY  
E-Class Planning (A1/A2/A3/B1/D1/D2)\*

**Kentish Town - Prominent Corner Unit**  
**6-minute walk to Kentish Town station**



Kentish Town - Prominent Corner Unit  
6-minute walk to Kentish Town station  
**69 Holmes Road, Kentish Town NW5 7ND**

Approx. 2,159 sq ft

## Location

The premises are well-located, occupying the prominent corner of Holmes Road and Cathcart Street, only a 6-minute walk from Kentish Town station.

The wider building comprises a high-end student accommodation (The Stay Club), with 357 modern self-contained studios and suites.

Nearby

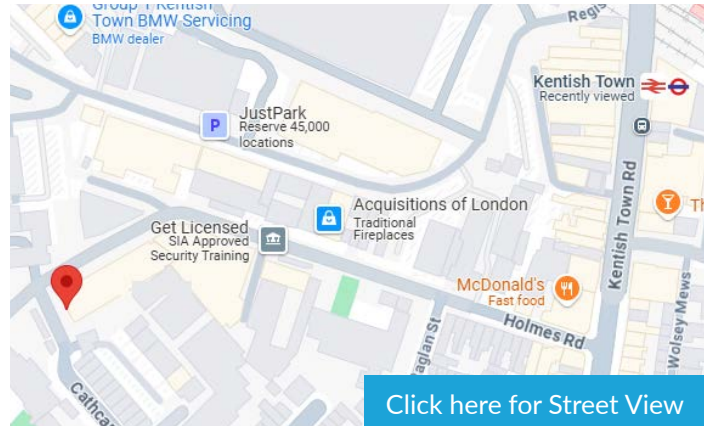


**THE STAY CLUB**

UNITE  
STUDENTS



**Kentish Town - Prominent Corner Unit**  
**6-minute walk to Kentish Town station**



[Click here for Street View](#)

### Accommodation

Arranged over ground floor only, providing the following approximate areas.

Ground Floor	2,159 sq ft
<b>Total Internal Area</b>	<b>2,159 sq ft</b> 200.65 sq m

### Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£64,500</b>
<b>Payable 2024/25</b>	<b>£35,217</b>

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

### Lease

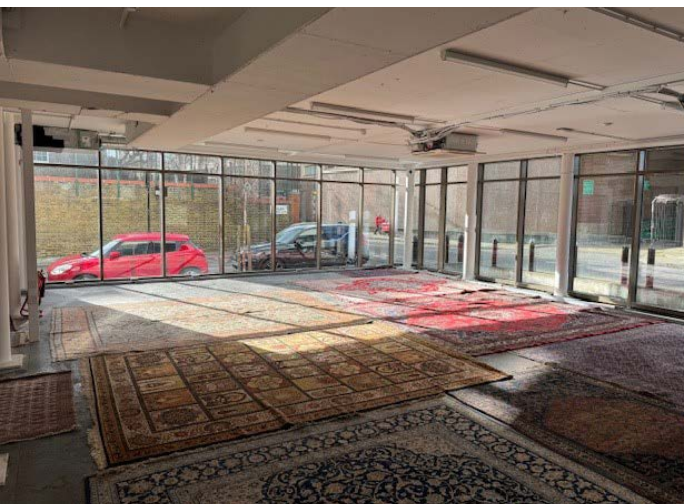
A new lease is available at a guide rent of £85,000 pax. Rent is exclusive of Business Rates and all other outgoings. \*planning uses are subject to any necessary consents.

### Legal costs

Each party to be responsible for payment of their own costs.

### EPC

An Energy Performance Certificate is available upon request.

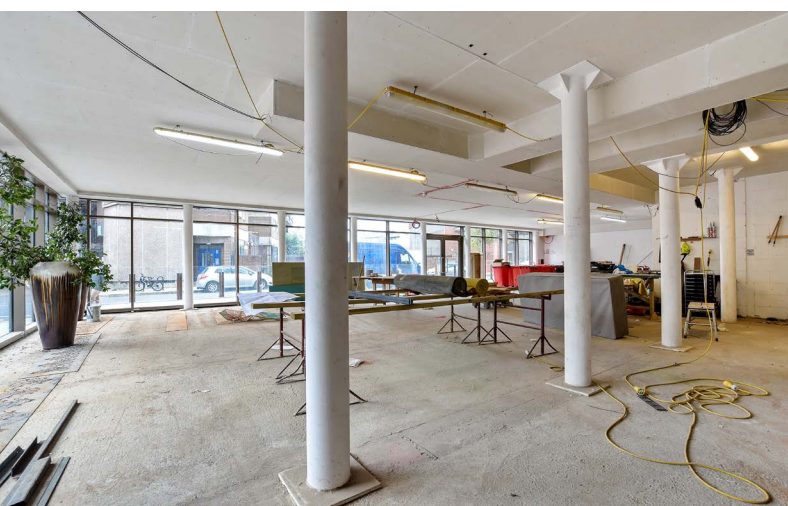
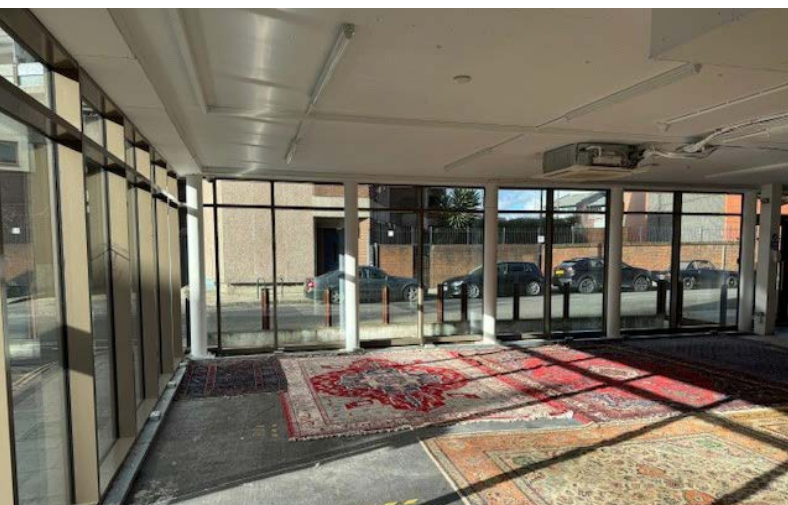


### Contact

For further information please contact:

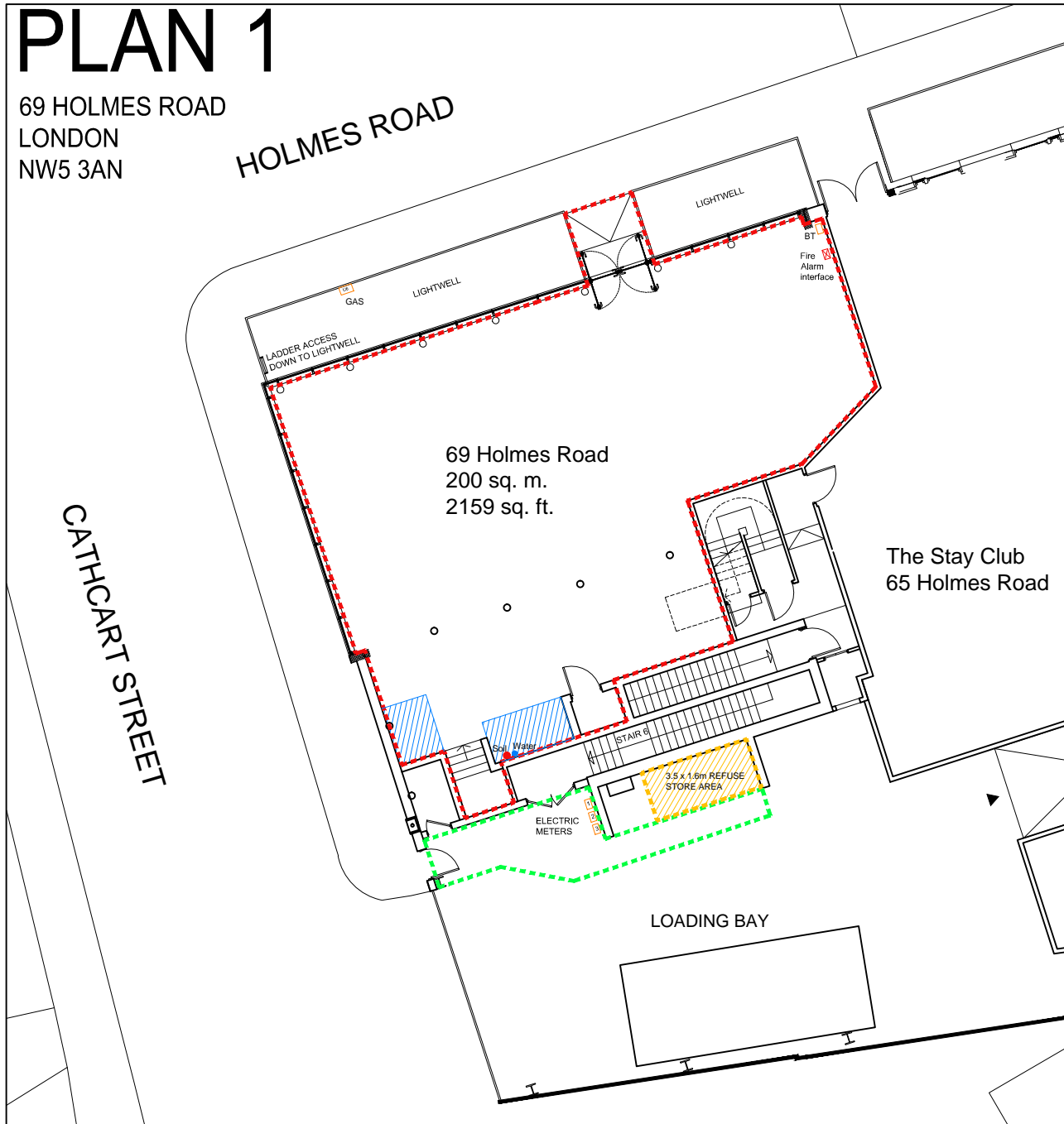
**Theo Benedyk** - [tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)  
020 7009 0486

**Richard Grossman** - [rg@lewiscraig.co.uk](mailto:rg@lewiscraig.co.uk)  
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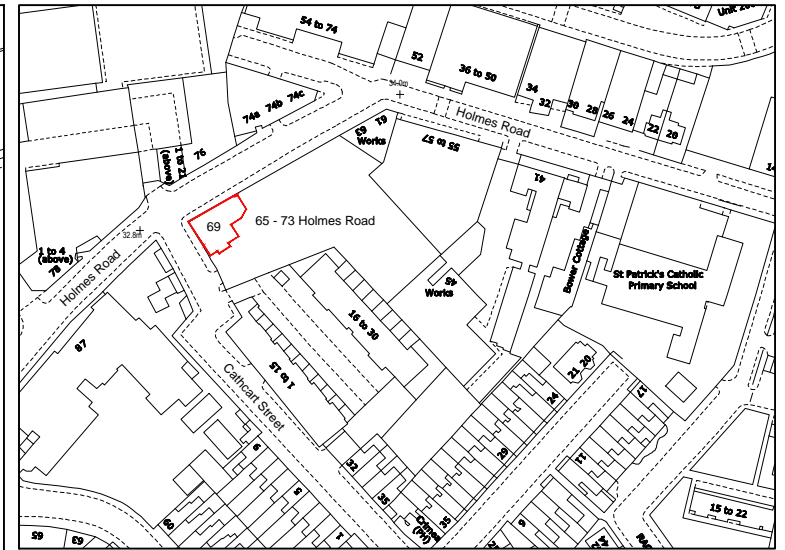
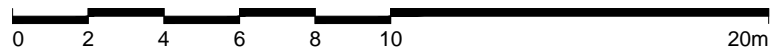
# PLAN 1

69 HOLMES ROAD  
LONDON  
NW5 3AN

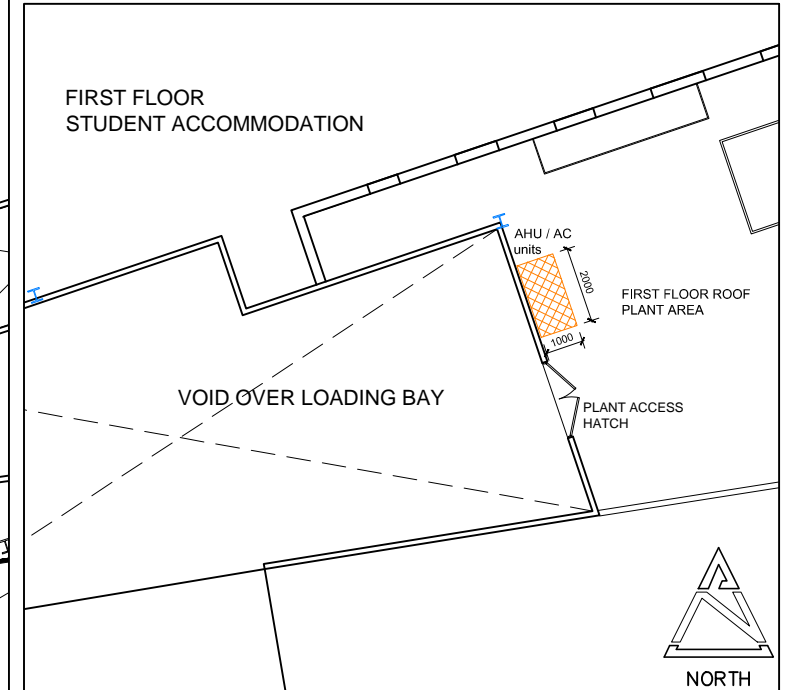


GROUND FLOOR PLAN

Scale 1:200 - A4



SITE PLAN  
Scale 1:2500 - A4



FIRST FLOOR PLAN EXTRACT