

277 Pentonville Road, London N1 9JY

Prime Kings Cross Class E Opportunity – 591 Sq.Ft.



RETAIL

London | Consultancy | Transactions | Independent | Experienced

The Property

The subject property is located on Pentonville Road, close to the junction with Caledonian Road. The unit is within a 3 minute walk of Kings Cross station, benefitting from high footfall and connecting it to six London Underground lines and national rail services.

The property is an in-line unit with glazed frontage and a straightforward configuration, arranged over ground and first floors. Formerly a restaurant, the unit benefits from a fully fitted kitchen with working extraction on the first floor, with a dumb waiter servicing the ground floor.

Nearby occupiers include Pizza Pilgrims, Five Guys, Blank Street, McDonalds, Sushi Dog, Coq Fighter, Sainsburys, Gails, Pizza Union, Black Sheep Coffee and Rosa's Thai.

Accommodation

The premises is arranged over ground and first floors.

It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	294	27
First	297	27
Total	591	54

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£50,000 per annum exclusive.



Business Rates

As per the Valuation Office Agency, we understand the rateable value of the premises is £10,000.

Interested parties are advised to make their own enquiries with the Camden Council.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate:

Greg Stalcup

T: 07825 191239

E: greg.stalcup@levyrealestate.co.uk

James Womack

T: 07713 135549

E: james.womack@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. July 2026

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk



277 Pentonville Road, London N1 9JY

Prime Kings Cross Class E Opportunity – 591 Sq.Ft.

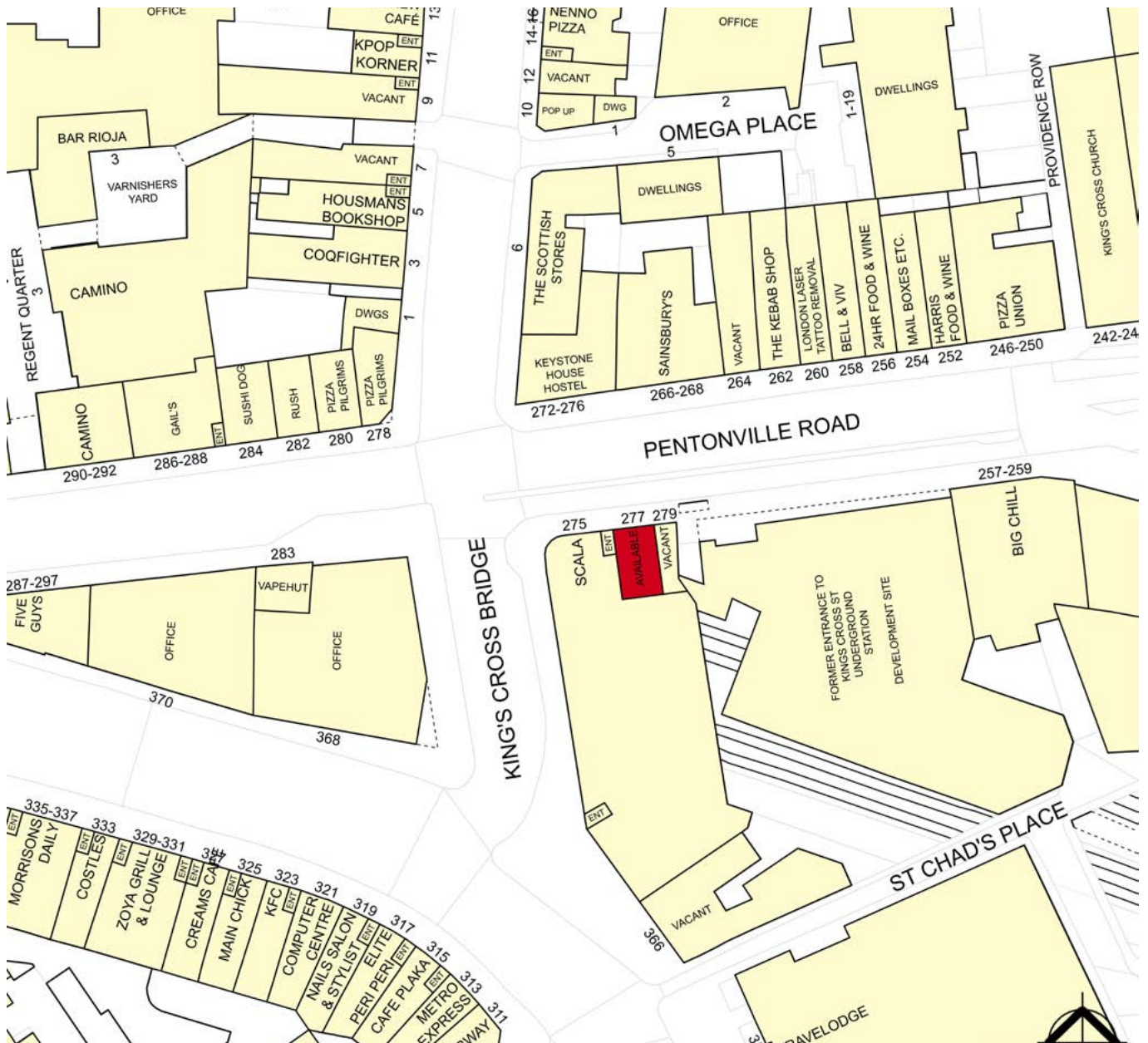


RETAIL

London | Consultancy | Transactions | Independent | Experienced

Location Plan

Not to scale, indicative only.



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. July 2026

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk

