

PRIME PREMISES TO LET

261 CAMDEN HIGH STREET LONDON NW1

LOCATION

The property is located in a prime position on Camden High Street, in close proximity to Camden Town Underground Station.

Operators close by include Ray Ban, Fred Perry, Pret a Manger, Leon and a large array of independent retailers.

ACCOMMODATION

The premises is arranged over ground and basement floors, with the following approximate areas:

Gross Frontage	15ft 9 inches
Ground Floor	849 sq/ft
Basement	828 sq/ft
Total Area	1,677 sq/ft

LEASE

The premises are to be made available on a new lease for a term to be agreed.

RENT

£175,000 per annum exclusive.

USE

The property as an E Class use. A variety of uses will be considered, including restaurant uses.

EPC

Available on request.



RATES

Rateable Value : £105,000

Rates Payable : £53,760 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Andrew Brown

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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