

# PRIME CORNER PREMISES TO LET OPPOSITE STABLES MARKET 10 CHALK FARM ROAD, LONDON NW1

## LOCATION

The premises are located in a prime corner position at the junction of Chalk Farm Road and Camden Lock Place, directly opposite The Stables Market.

Operators close by include Skinny Dip, Marbek, Article, Honest Burger and The Hawley Arms. The Camden Roundhouse is located a few minutes walk from the property.

## ACCOMMODATION

The premises are arranged over ground and basement floors offering the following approximate areas;

Ground Floor	342 sq/ft
Basement	236 sq/ ft

\*The premises benefits from having the use of a parking space in the rear courtyard.

## LEASE

The premises are to be made available on a new lease for a term to be agreed and is to be contracted outside the L&T Act.

## RENT

£49,500 per annum exclusive.



## USE

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

## RATES

Rateable Value: £29,500

Rates Payable: £15,104 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.

## EPC

Available on request.

## VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

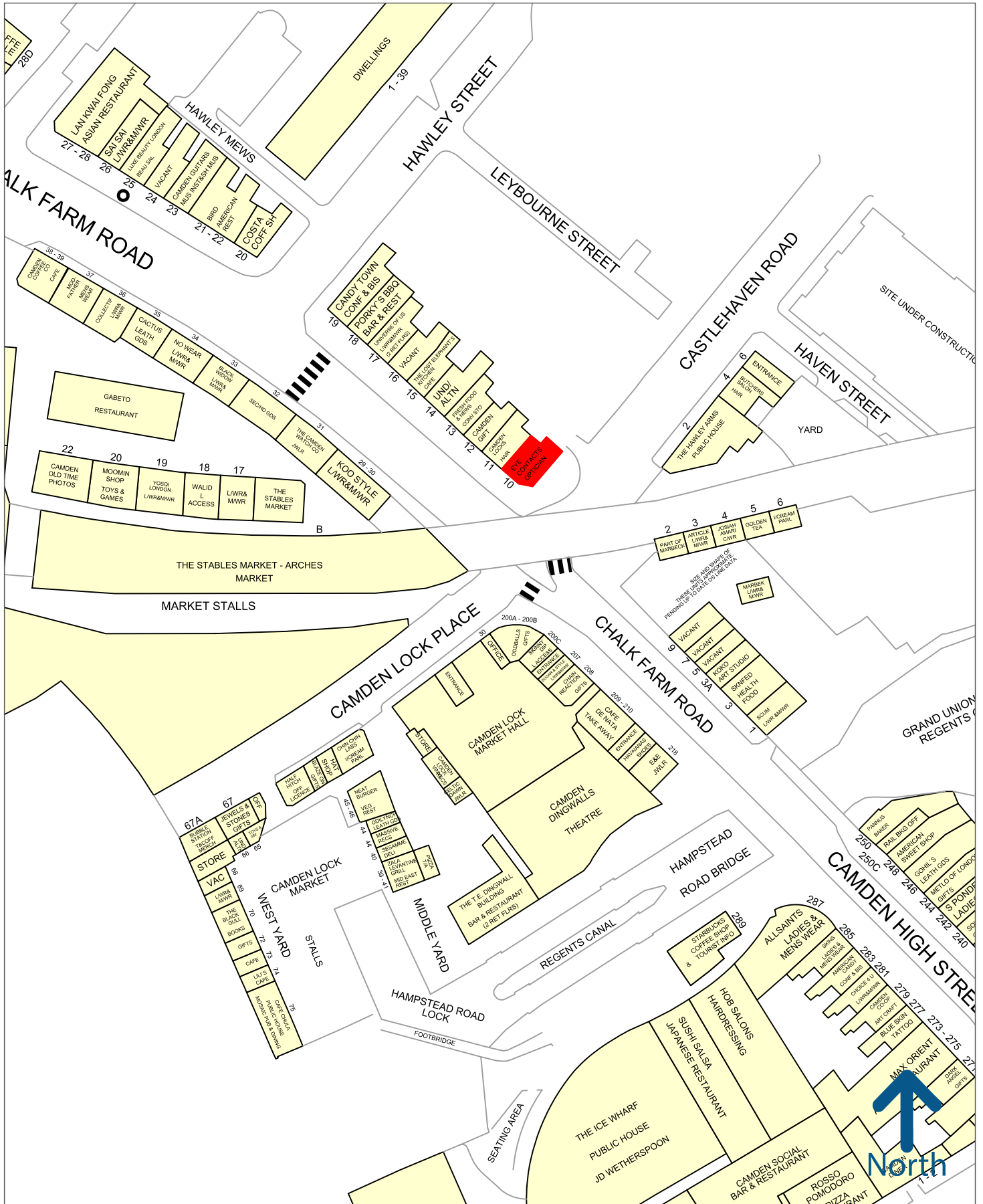
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*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 11/07/2022  
Created By: Blanchflower Lloyd Baxter



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