

PREMISES TO LET

CLOSE TO REGENTS PARK

ROSWICK BUILDING

150-152 ALBANY STREET

LONDON NW1

LOCATION

The premises form part of the new Roswick building on the corner of Albany Street and Nash Street.

Regent Park is located a few minutes walk away. Other operators in the area include Londis, Regents Natural and Markham Pianos.

ACCOMMODATION

The premises are laid out over ground and basement floors and are presented in shell and core condition. Approximate areas are as follows:

Ground Floor	1,599 sq/ft
Basement	475 sq/ft
TOTAL	2,074 sq/ft

The premises also benefits from a demised terrace, which could be used for outside seating.

RENT

£37,500 per annum exclusive.

USE

We understand the property falls within Class E of the use classes order. Prior to the development the premises was trading as a public house. A variety of uses will be considered.



LEASE

A new lease is to be made available for a term to be agreed.

RATES

The rates are to be reassessed following the development being completed.

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

EPC

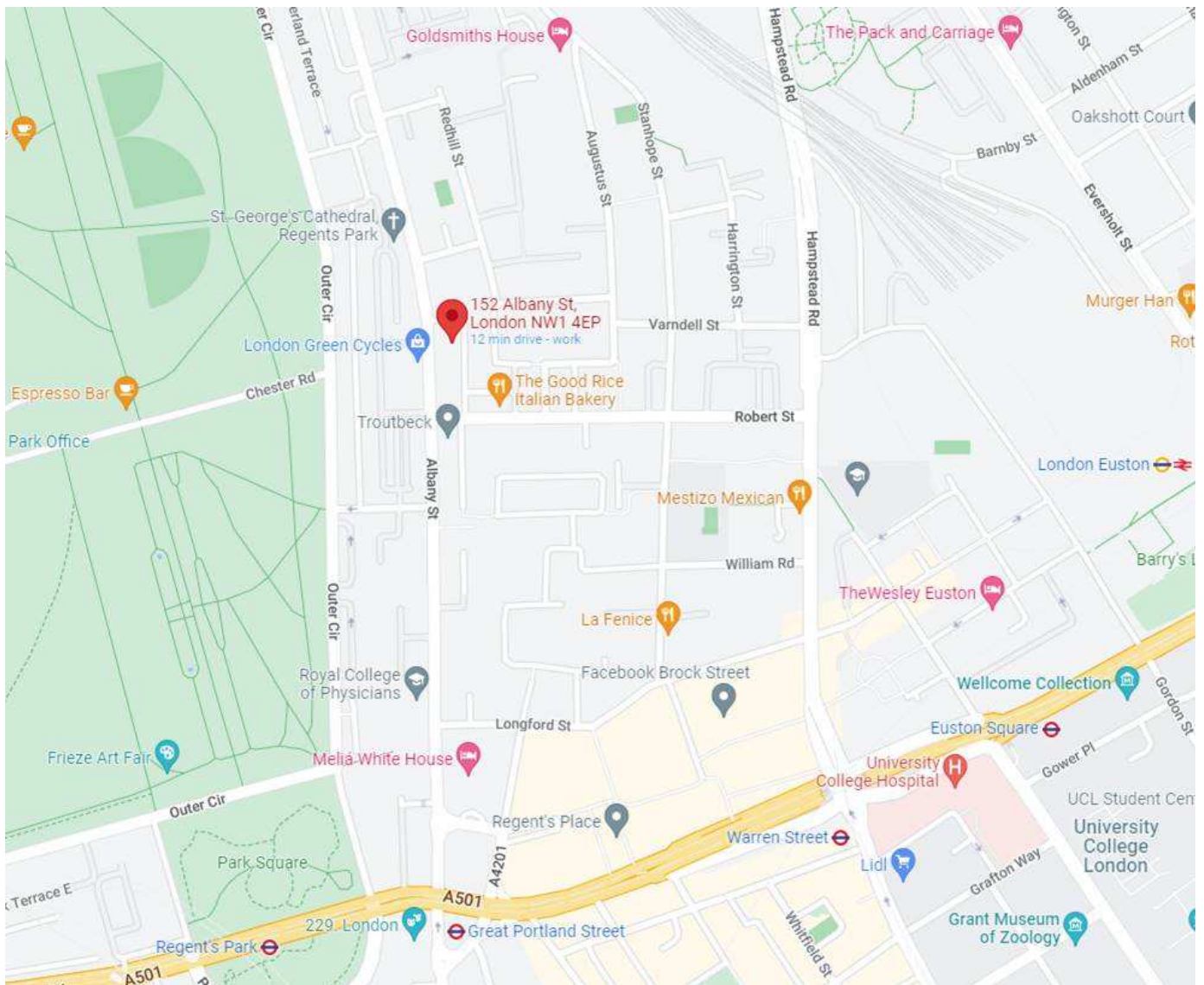
Available on request.

VIEWING

Viewings to be arranged strictly through sole agents:

Blanchflower Lloyd Baxter
Oliver Fowler
Tel: 07900 217624
E: ofowler@blb.uk.com

Sian Fountain
Tel: 0207 491 7880
E: sfountain@blb.uk.com



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