

PRIME RESTAURANT OPPORTUNITY - TO LET

231 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 Leon, ITSU, Urban Outfitters, Superdrug and a large selection of independent businesses.

ACCOMMODATION

A new unit will be created by splitting the frontage of Pret a Manger, creating an entrance to a large 1st floor trading area.

1 st Floor	2,543 sq/ft
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*Please note the new tenant will have their own frontage and the ability to brand the building.

LEASE

The premises are to be made available by way of a new sub-lease for a term of 10 years, to be contracted outside the L&T Act.

RENT

£160,000 per annum exclusive.

USE

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



RATES

The unit will be reassessed once building works have been completed.

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.

Andrew Brown

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

2nd 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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