

16 CHALK FARM ROAD LONDON NW1 8AG

ENTIRE BUILDING TO LET OPPOSITE STABLES MARKET

LOCATION

The premises are located in a prime position on Chalk Farm Road close to the junction with Hawley Street and opposite Stables Market. Operators trading close by include Costa Coffee, Article, Bird, Honest Burger and The Hawley Arms. The Camden Roundhouse is located a few minutes' walk from the property.

ACCOMMODATION

The building is arranged over ground, basement, first and second floors, offering the following approximate areas:

Ground	373 sq ft
Basement	440 sq ft
1 st Floor	323 sq ft
2 nd Floor	338 sq ft
Total	1,474 sq ft

*The building also has the benefit of a rear courtyard.

LEASE

The premises are to be made available by way of a new lease for a term to be agreed and is to be contracted outside the Landlord & Tenant Act.

RENT

£54,000 per annum exclusive.

USE

The property has E Class use. A variety of uses will be considered.



RATES

Rateable Value	£34,750
Rates Payable	£17,028 per annum

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

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

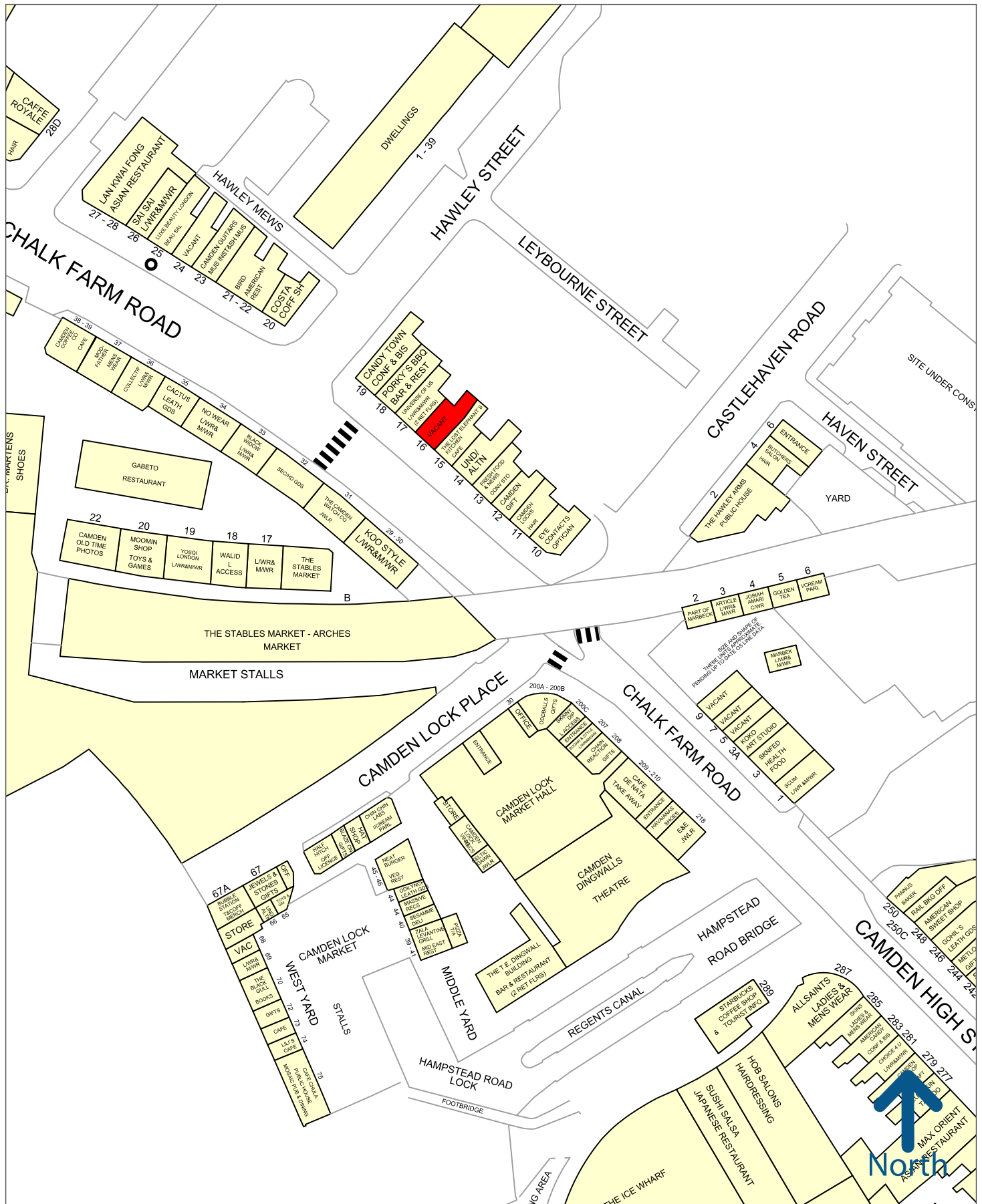
VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter Limited.

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



50 metres

Experian Goad Plan Created: 13/09/2022
Created By: Blanchflower Lloyd Baxter



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