

## PRIME RESTAURANT PREMISES TO LET

### 21-22 CHALK FARM ROAD LONDON NW1

#### LOCATION

The premises are located in a prominent position directly opposite **The Stables Market** next to the junction with Hawley Street in close proximity to **Camden Lock**. Operators close by include **Costa Coffee**, **The Luminary Bakery**, **The Camden Assembly**, **Honest Burger**, and the **Hawley Arms Pub**.

#### ACCOMMODATION

The premises benefit from a double shop front and are arranged over ground floor and basement floors. The dimensions are as follows:

Ground Floor	1,060 sq/ft
Basement Sales	1,140 sq/ft
<b>Total</b>	<b>2,200 sq/ft</b>

#### LEASE

The premises are available by way of assignment for a term to expire in June 2035. The lease is contracted outside the Landlord and Tenant Act. A new lease may also be available. Further details on request.

#### RENT

£90,000 per annum exclusive.

#### USE

The premises has an E Class planning use. There is a restaurant extract in place.



#### RATES

Rateable Value	£83,000
Rates Payable	£42,496 per annum

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

#### LEGAL COSTS

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

#### EPC

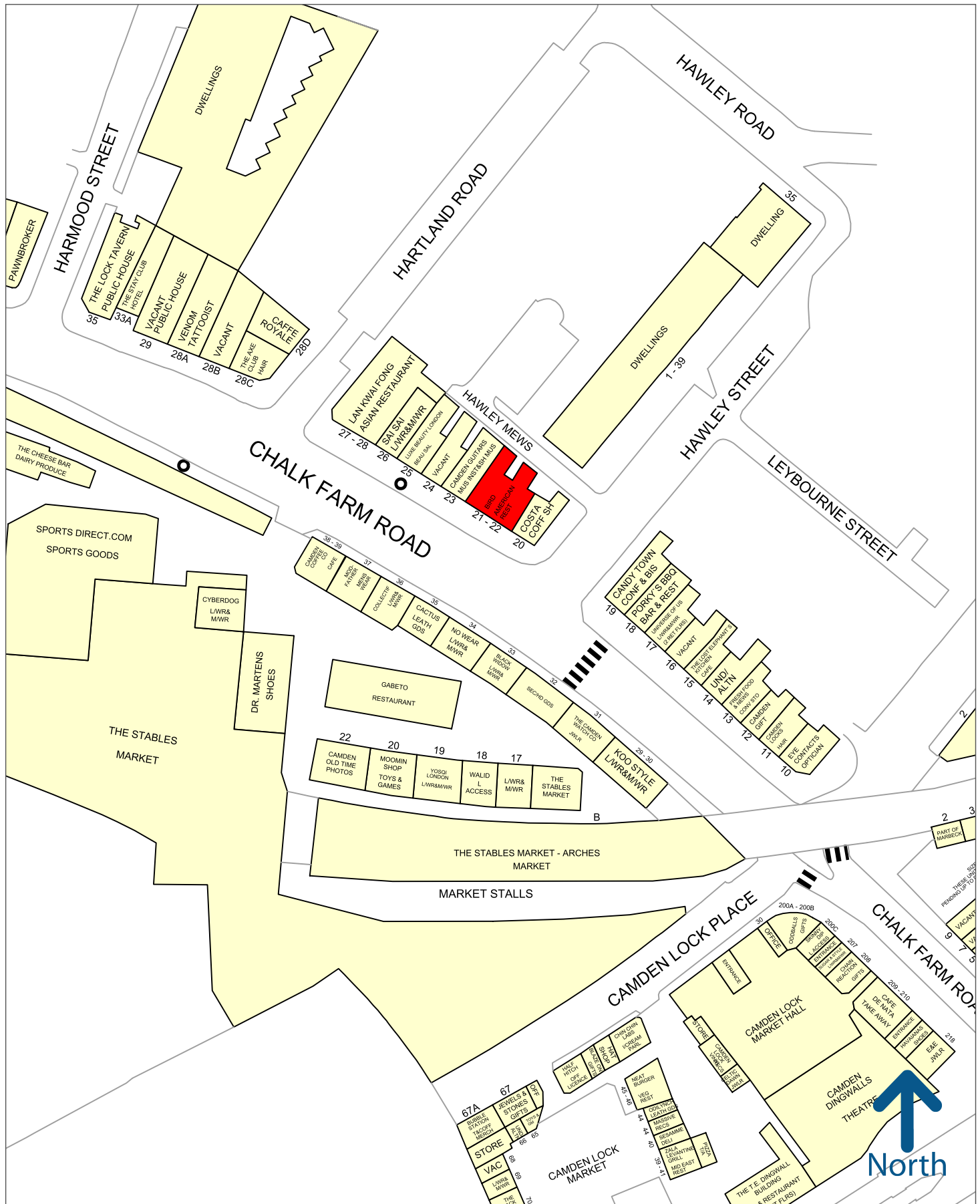
Available on request.

#### VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)  
Tel: 07900 217624

Andrew Brown: [abrown@blb.uk.com](mailto:abrown@blb.uk.com)  
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50 metres

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Created By: Blanchflower Lloyd Baxter

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