

PRIME PREMISES TO LET (Opposite Stables Market in Camden)

24 CHALK FARM ROAD LONDON NW1

LOCATION

The premises are located in a prominent position directly opposite **The Stables Market** close to the junction with Hawley Street and **Camden Lock**. Operators close by include **Costa Coffee**, **Camden Guitars**, **Sai Sai**, **Honest Burger**, and the **Hawley Arms Pub**. The Camden Roundhouse venue is located a short walk away from the property.

ACCOMMODATION

The premises are laid out over ground and basement floors providing the following areas:

Frontage	16 ft
Ground Floor	547 sq/ft
Basement	523 sq/ft
Vaults	<u>183 sq/ft</u>
Total	1,253 sq/ft

LEASE

The premises are to be made available by way of a new lease for a term to be agreed, outside the Landlord and Tenant Act 1954.

RENT

£49,500 per annum exclusive.

USE

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



RATES

Rateable Value £32,250

Rates Payable £16,512 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 the transaction.

EPC

Available on request.

VIEWING

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

Oliver Fowler: ofowler@blb.uk.com

Tel: 07900 217624

Andrew Brown: abrown@blb.uk.com

Tel: 07766 760057

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



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