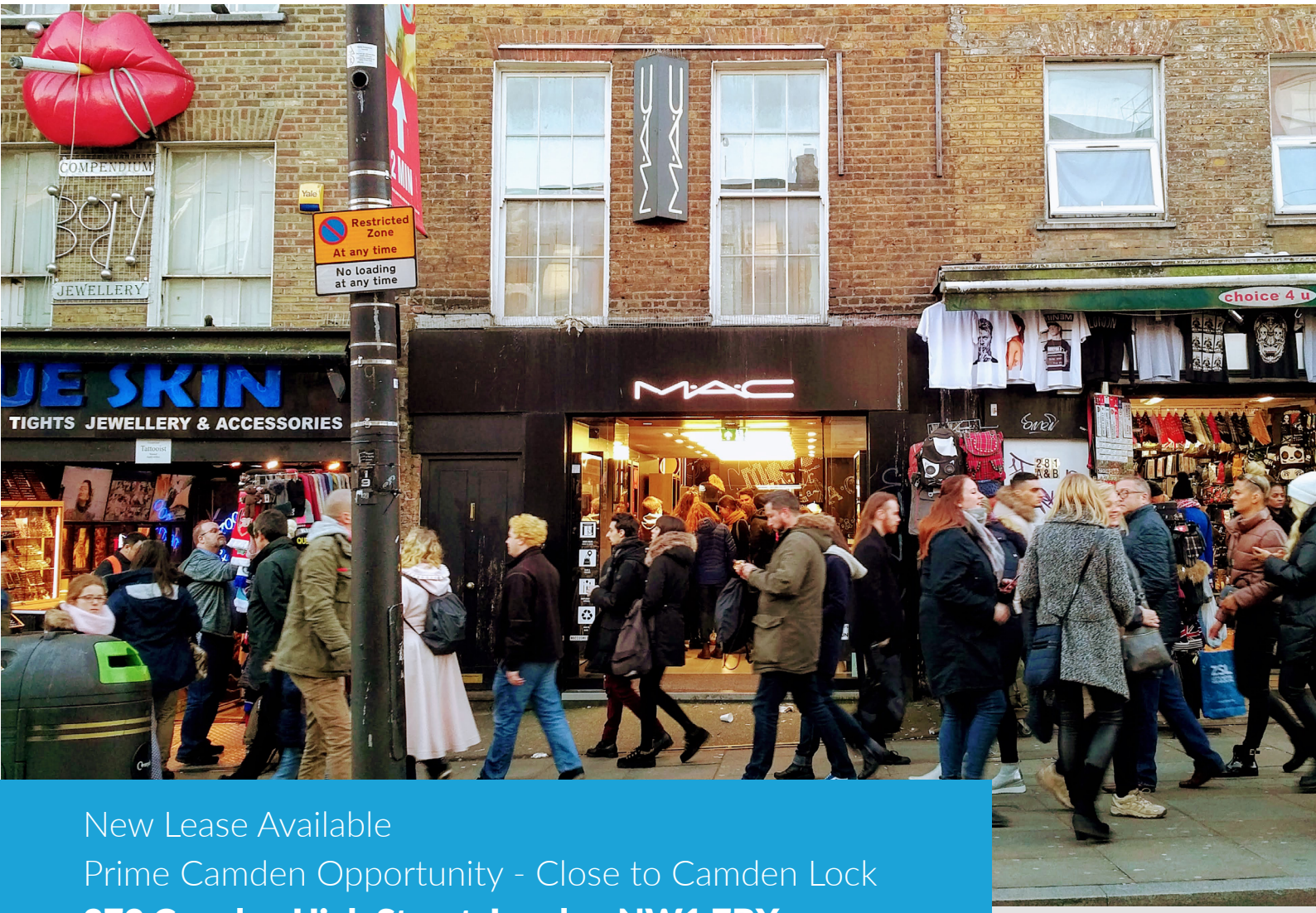
LEWIS CRAIG

RETAIL / RESTAURANT PROPERTY

E-Class Planning (A1/A2/A3/B1/D1/D2)*

New Lease Available

Prime Camden Opportunity - Close to Camden Lock



New Lease Available

Prime Camden Opportunity - Close to Camden Lock

279 Camden High Street, London NW1 7BX

Approx. 1,907 sq ft

Location

The premises are located in a very strong parade between Camden Town underground station and Camden Lock, close to the junction with Hawley Crescent and Jamestown Road. World-famous Camden Market is located just over the lock, along with the many retailers, restaurants and bars along Chalk Farm Road.

Nearby operators include Wagamama, Mildred's, MTV's European HQ, Starbucks, All Saints, Size?, Fred Perry, Rayban, and many more independent retailers.

Nearby MTV CAMDEN MARKET MILDREDS ALLSAINTS SPITALFIELDS size?

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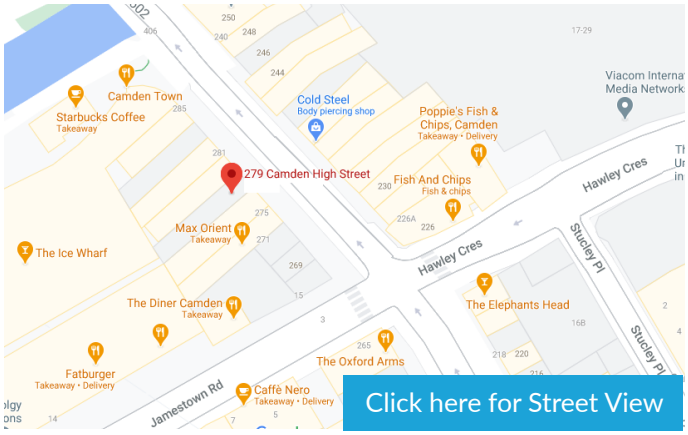
Rear Ground Floor



Click here for Street View

Accommodation

Arranged over ground floor, upper-mezzanine, lower-mezzanine and basement, providing the following approximate internal areas:

Ground Floor (Sales)	420 sq ft
Upper-Mezzanine (Sales)	546 sq ft
Lower-Mezzanine (Sales)	445 sq ft
Basement (Staff/BOH)	496 sq ft
Total Internal Area	**1,907 sq ft** 177.23 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	**£113,000**
Payable 2022/23	**£57,856**

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

Lease

A new lease is available, at a guide rent of £125,000 per annum, exclusive of rates and all other outgoings, and excluding VAT, if applicable.

Subject to Vacant Possession.

EPC

An Energy Performance Certificate is available upon request.

Planning

E-Class Planning (A1/A2/A3/B1/D1/D2)*
*Subject to any neccessary consents.

Contact

For further information or to arrange a viewing please contact:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Denis Banawa - db@lewiscraig.co.uk
020 7009 0481

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.