CLASS E UNIT TO LET

65 CAMDEN HIGH STREET

Camden, London, NW1 7JL



Ground Floor: 995 SQ FT
(92.47 sq m)

£60,000 PER ANNUM

TO LET - CLASS E Unit - Suitable for retail, office, medical and other uses (STP)

Self-contained retail premises with glazed frontage comprising 995 sq ft arranged entirely over the ground floor, moments away from Mornington Crescent Underground Station.

Location



The property is located on a busy stretch of Camden High Street, close to its junction with Hampstead Road & Eversholt Street, moments away from Mornington Crescent Underground Station, within the London Borough of Camden.

A wide range of shops, restaurants and bars are close by, including Sainsbury's, M&S, Be At One & KOKO. Camden Market, one of London's most visited attractions, is also approximately a 10-minute walk away.

Mornington Crescent Underground station (Northern line) is a three-minute walk away. Camden Town Underground station is also nearby, and numerous bus routes serve the area, providing excellent transport links across London.

Description

The premises comprise approximately 995 sq ft (92.47 sq m) of gross internal floor space, arranged entirely over the ground floor.

The property benefits from a fully glazed frontage and has been recently refurbished by the outgoing tenant. The accommodation is predominantly open-plan, with a partition wall separating the rear storage area from the main sales area. Kitchenette, shower and WC facilities are also provided.

The premises benefit from a ceiling height of 3 metres throughout and are well suited to a range of Class E uses, including retail, office, medical and certain leisure uses.

Accommodation

FLOOR	SQ FT	SQ M
Ground Floor	995	92.47

Approximate Gross Internal Area.

Amenities

- Open-plan space with a partition wall separating rear storage space from the sales area
- 3-metre ceiling height
- Fully glazed frontage
- Kitchenette and WC facilities









Letting Terms

Rent

£60,000 per annum, exclusive of all other outgoings.

VAT

Applicable.

Tenure

A new fully repairing and insuring lease is available directly from the landlord for a term to be agreed.

Business Rates

The rateable value of the property is £51,500. The rates payable are estimated to be £22,145 per annum. Interested parties are advised to make their own enquiries with the VOA.

Planning

Class E - suitable for retail, office, medical and certain leisure uses.

EPC

Available on request.

ENQUIRIES & VIEWINGS

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