



96 Camden High Street, London, NW1 0LQ

Exceptional opportunity to occupy a prominent corner retail premises in the heart of Camden Town - 3082 sq ft across ground and first floor

Key Points

- Prime Camden High Street retail opportunity just 5 mins walk from Camden Town and Mornington Crescent Station (Northern Line)
- 3,081 sq ft (286.2 sq m) over ground and first floors
- Secure gated rear parking and loading facilities
- Excellent Amenities – Air conditioning, natural light, kitchenette, and a corner entrance.
- Prominent, double frontage, corner unit with excellent visibility
- Modern open-plan retail / office space offering flexible accommodation
- Suitable for a variety of retail, leisure, showroom and service occupiers
- Flexible Layout – and potential to let just the ground floor

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Summary

Available Size	2,031.80 to 3,082 sq ft
Rent	£150,000 - £185,000 per annum
Rates Payable	£57,600 per annum
Estate Charge	N/A
Car Parking	Parking and Loading at rear
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

The property extends to approximately 3,081 sq ft (286.2 sq m) arranged over ground and first floors, providing generous and highly adaptable accommodation suitable for a broad range of retail, leisure, showroom and service-led occupiers.

The ground floor, extending to 2,031 sq ft (188.7 sq m), comprises a substantial open-plan retail space with an impressive frontage to Camden High Street. Currently configured as a high street banking hall, the accommodation offers excellent flexibility and can be readily adapted to suit an incoming occupier's requirements.

The first floor, extending to 1,050 sq ft (97.5 sq m), provides valuable ancillary accommodation, ideal for offices, staff welfare facilities, storage or additional trading space, depending on operational needs.

To the rear, the property benefits from a secure, gated service yard providing private parking and loading facilities—an increasingly scarce asset in this prime Central London location, offering significant operational advantages for occupiers.

Currently occupied by Halifax, the premises will be available upon the tenant's vacation and present a rare opportunity to establish a presence within one of London's busiest retail destinations. Camden High Street attracts exceptionally high levels of pedestrian footfall throughout the week and benefits from a dynamic mix of national retailers, leading food and beverage operators, independent brands and leisure occupiers, making it one of the capital's most sought-after trading locations.

Location

Camden High Street is one of London's best-known retail and leisure destinations, drawing significant footfall from tourists, commuters and the local resident population alike. The property benefits from excellent transport links, with Camden Town and Morning Crescent Underground stations (Northern Line) close by, alongside numerous bus routes serving the immediate vicinity. The property is also a short walk from Regents Park and Euston.

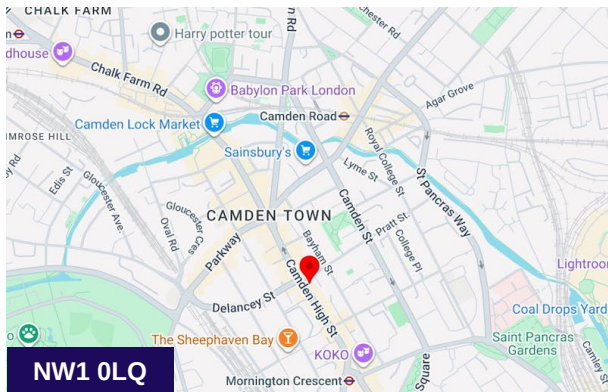
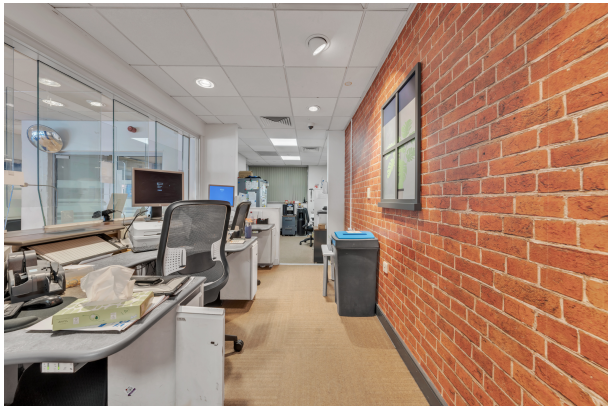
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	2,031.80	188.76	£150,000 /annum	Available
1st	1,050.60	97.60	£35,000 /annum	Available
Total	3,082.40	286.36		

Terms

The property is available on a new Full Repairing and Insuring Lease to be granted for a term of 10 plus years, subject to periodic Rent Reviews with an asking rent of £185,000 pa exclusive. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954. The ground floor can be let seperately with an asking rent of £150,000 pa.



Viewings

Viewings are to be arranged via John D Wood who are sole agents on the letting.

Get in touch



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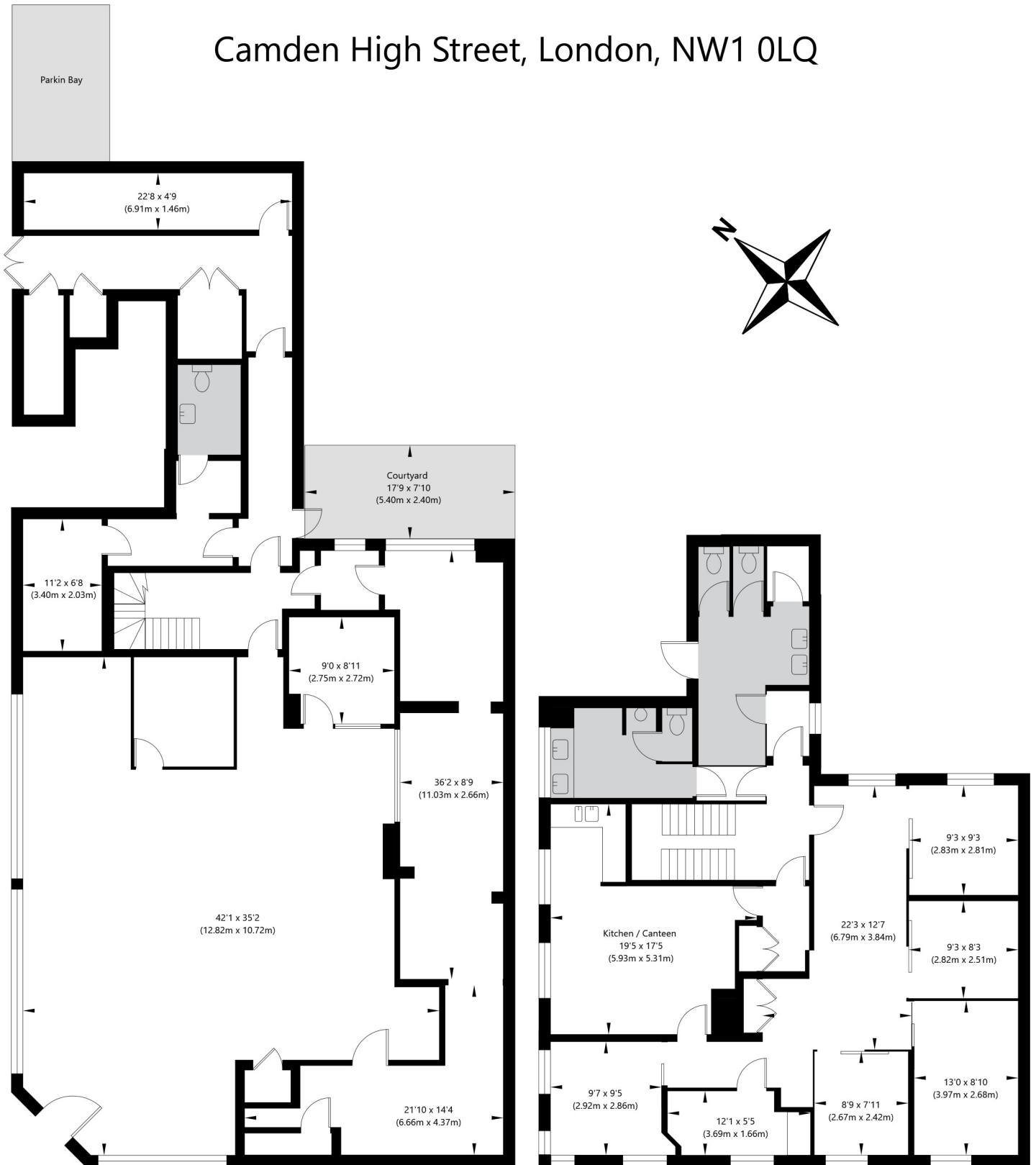
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 239.26 SQ M / 2575 SQ FT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 139.66 SQ M / 1503 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 378.92 SQ M / 4078 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.