

FITTED RESTAURANT TO LET
195 Royal College Street, Camden Town, NW1 0SD



Recently Refurbishment & Fitted with Extraction

Class 'E' Use

Approximately 920 sq ft (85.45 sq m)



LOCATION

The Property is located on Royal College Street, close to it’s junction with Camden Road and around the corner from Camden Road Overground Station. There are a diverse array of retail and leisure offerings in the immediate area and Kings Cross & West End are very easily accessed.

DESCRIPTION

The property has recently undergone cosmetic refurbishment and is ready for occupation. There is are 2 extraction hoods in place aswell as a brick pizza oven. There is also a walk in freezer and a small outside space at the rear of the basement.

	Ground Floor	Lower Ground	Total
Size (sq ft)	420	500	920
Size (sq m)	39	46.45	85.45



USE

Permitted for use as a restaurant, retail office, medical or any other use within Class E of the Use Class Order 2020.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£45,000 per annum exclusive of all other outgoings

RATES

The business rates are yet to be assessed by the Valuation Office Agency – all parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

Service Charge & Building Insurance is payable – details on request.

VAT

Not applicable.

EPC

Available upon request.

For further information or to arrange a viewing, please contact:

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