

DOUBLE FRONTED RESTAURANT TO LET IN THE HEART OF THE CHALK FARM REGENERATION AREA. NEW LEASE, NO PREMIUM, FULL EXTRACTION & 36 FT FRONTAGE

57-58 Chalk Farm Road

NW1 8AN

Leisure

TO LET

2,310 sq ft
(214.61 sq m)

- 36 FT FRONTAGE
- DOUBLE FRONTED UNIT WITH OUTSIDE SEATING
- GAS SUPPLY
- ATTRACTIVE MALE AND FEMALE WC'S
- WALK IN FRIDGE & FREEZER
- OPEN GRILL AREA WITH EXTRACTION
- BI-FOLD DOORS

57-58 Chalk Farm Road, London, NW1 8AN

Description

A prominent double fronted unit on Chalk Farm Road in the heart of a major regeneration with thousands of new homes, brand new student accommodation and 250,000 sq ft of new office and commercial spaces.

The unit is arranged on ground and mezzanine floors with lower ground floor kitchen, prep area and walk in fridge & freezer. There are bi-fold doors on one half of the frontage and previously there was an open cooking area with full extraction. Externally there is pavement seating for 12.

The property has a 36ft frontage to Chalk Farm with prominent signage options.

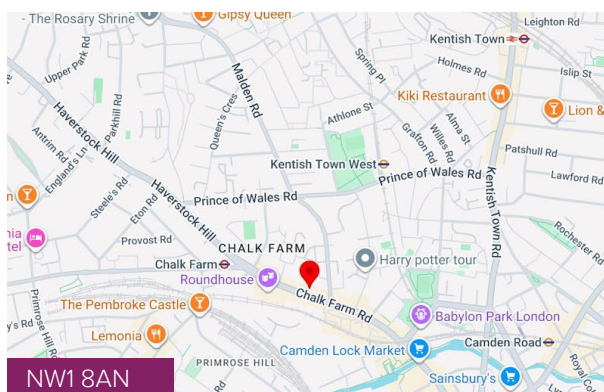
Location

The property is located on the East side of Chalk Farm Road opposite the RoundHouse. The whole area is set to change with thousands of new homes either built or under construction, a new hotel, 250,000 of brand new high spec office and commercial units and 400 student rooms. The West side of the street will be transformed with full glass frontages at ground floor between the RoundHouse and the Camden Goods Yard. This will add a significant local dimension to the area to compliment the regular tourist influx. Chalk Farm Road is therefore set to change dramatically over the next 18 months and this unit provides an opportunity to enter at the beginning of the journey.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - MAIN TRADING	911	84.63	Available
Mezzanine - TRADING AREA	647	60.11	Available
Lower Ground - KITCHEN	729	67.73	Available
Basement - STORAGE	23	2.14	Available
Total	2,310	214.61	



Summary

Available Size	2,310 sq ft
Rent	£105,000 per annum
Rates Payable	£21.17 per sq ft
Rateable Value	£98,000
VAT	Applicable
Legal Fees	Each party is to pay their own legal costs but in the event of the tenant withdrawing they will pay the Landlords Agents & Legal Fees up to £7,000 plus VAT
EPC Rating	B (29)

Viewing & Further Information

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