



PRIMROSE HILL 300 SQ FT GROUND FLOOR OFFICE/SHOP/SHOWROOM/GALLERY/CLINIC, WITH WINDOW FRONTAGE

48 Chalcot Road

NW1 8LS

Office, Retail

TO LET

300 sq ft

(27.87 sq m)

- Wooden Flooring
- Window Frontage
- Kitchen
- High Ceiling
- Heating

48 Chalcot Road, London, NW1 8LS

Description

An attractive self contained shop/office/showroom/gallery/medical unit, 300 sq ft with ground floor window frontage and its own front door. High ceiling, wooden flooring, self contained toilet, kitchen & storage area. The unit is open plan & located in a local parade opposite Utopia Village in one of London's most affluent areas.

Location

Located in a local retail parade in Chalcot Road Primrose Hill moments from Regents Park Road the main retail and cafe destination in the area.

Chalk Farm Station is just a short walk as is Camden Lock just a short walk along the Regents Canal.

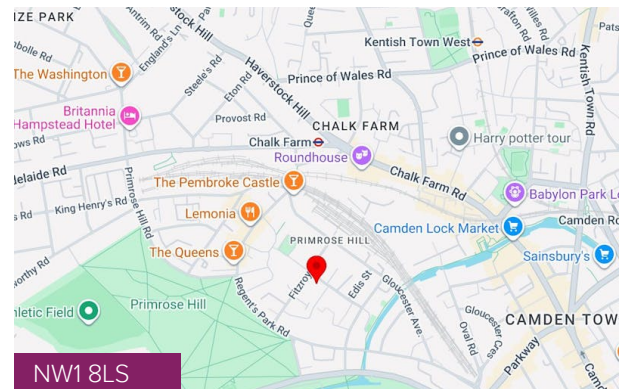
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - E Class Unit with Window Frontage	265	24.62	Available
Basement - retail	35	3.25	Available
Total	300	27.87	

Viewings

By appointment through Sole Agents Bruce Commercial 0207 267 6772



Summary

Available Size	300 sq ft
Rent	£22,500 per annum
Rates Payable	£7,992 per sq ft There should be some phasing available
Rateable Value	£18,500
Legal Fees	Each Party to pay their own legal costs but if the tenant withdraws they will pay the Landlords Legal costs up to £2,500 plus VAT.
Estate Charge	N/A
EPC Rating	D (97)

Viewing & Further Information

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Bruce.
Commercial Estate Agents

