

# RESTAURANT UNIT TO LET

59 CHALK FARM ROAD, LONDON, NW1  
8AN

# SHELLEY SANDZER

*Since 1983*



#### LOCATION:

The subject property is located within the heart of Chalk Farm. Camden Market and Stables Market, which is opposite the unit, are one of London's premier tourist attractions. Chalk Farm Road forms part of the main route from Hampstead to Central London and is also well connected by means of public transport, with Chalk Farm underground station and Camden Town underground station being within short walking distance.

The street plays home to a mixture of independent shops and cafes, pubs plus music venues. Additionally, The Roundhouse is situated very close to the premise and has had acts such as Jimi Hendrix and Led Zepplin perform.

#### ACCOMMODATION:

The property is arranged solely over ground floor and we are advised that the property has the following approximate areas:

**TOTAL:** 63.61 sq m / 687 sq ft.

#### LEASE:

Available by way of a new FRI lease, for a term to be agreed.

#### RENT:

£45,000 pa, subject to contract.

#### HANDOVER CONDITION:

The unit is to be handover as seen.

#### RATES:

We have been informed by Camden Council of the following:

Rateable Value: £40,500

Rates Payable: £20,700

(Interested parties are advised to make enquiries with the Local Authority).

#### LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

#### TIMING:

For immediate occupation.

#### VIEWINGS:

Viewings strictly by appointment only through sole agents Shelley Sandzer:

**Nick Weir**

[Nick@shelleysandzer.co.uk](mailto:Nick@shelleysandzer.co.uk)

07930 408271

**Richard Thomas**

[Richard@shelleysandzer.co.uk](mailto:Richard@shelleysandzer.co.uk)

07795 815463

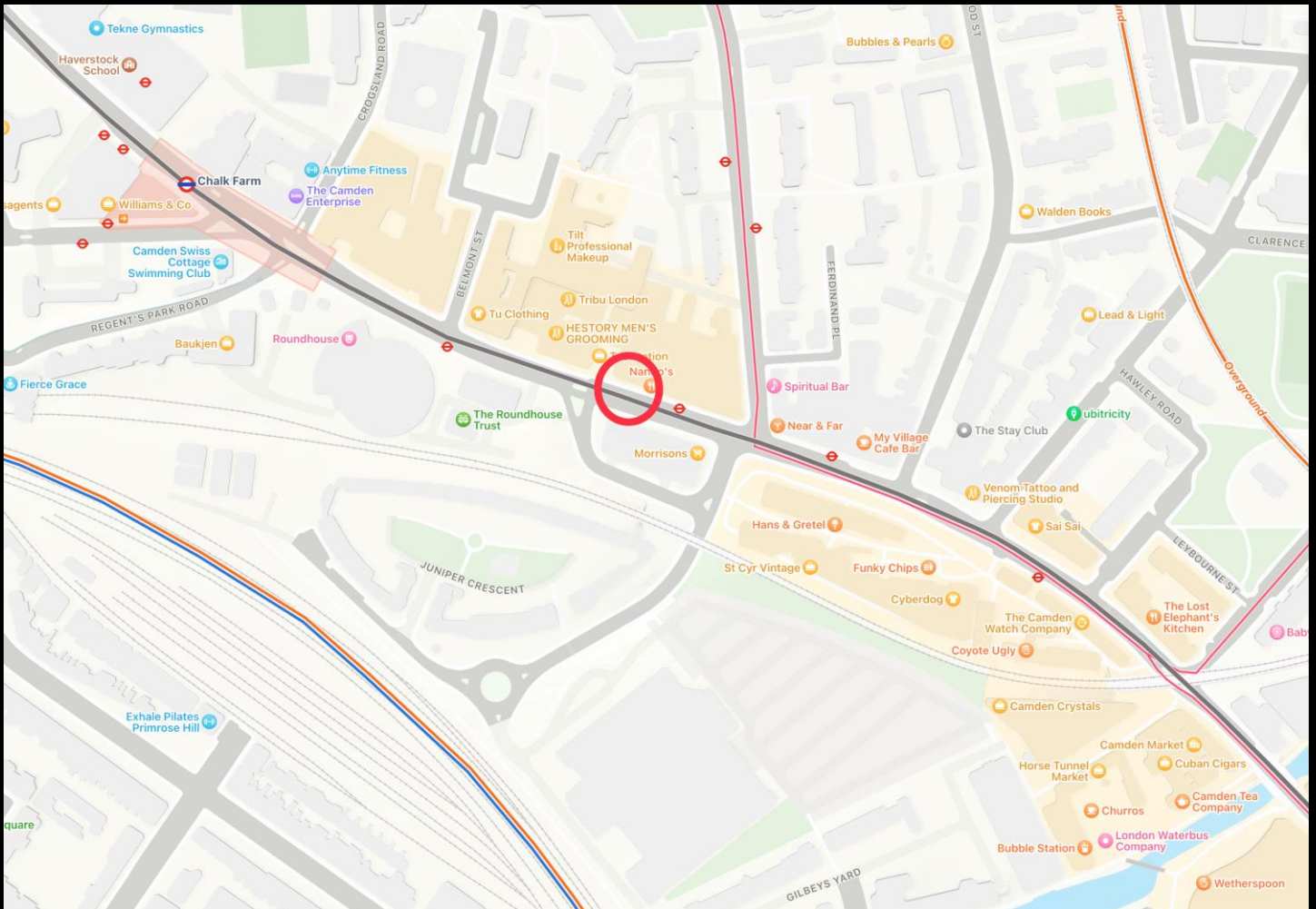
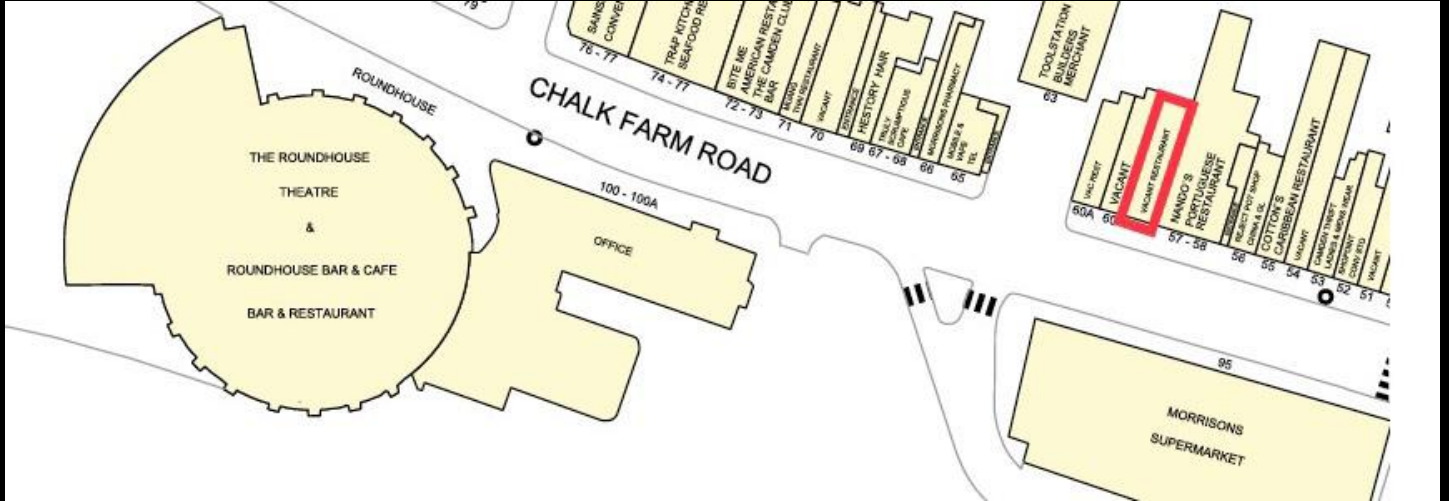
[www.shelleysandzer.co.uk](http://www.shelleysandzer.co.uk)

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