



# 47

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## CHALTON STREET

London, NW1 1HY

TO LET

Ground Floor premises along the strategic location of Chalton Street.

No Food Operators Allowed

482 sq.ft.

RIB

ROBERT IRVING BURNS

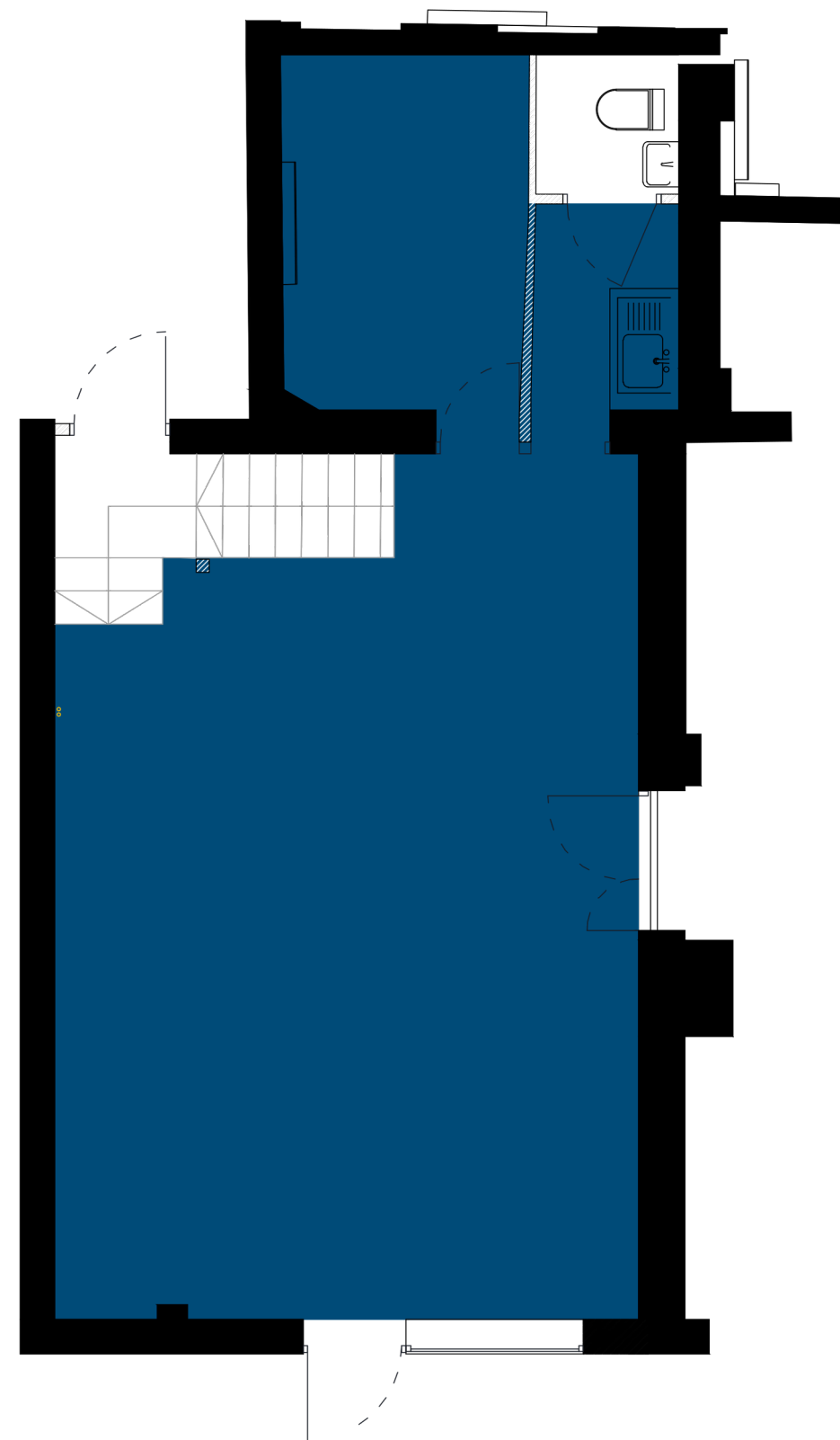


# DESCRIPTION

This opportunity is a self-contained Ground Floor Premises which formally served as an estate agency.

The premises is suitable for class E. The space benefits from Kitchen, WC and Comfort Cooling (Not Tested)

## FLOOR PLANS





# LOCATION

The property is situated on the western side of Chalton Street, close to Euston Road, in the Borough of Camden.

The surrounding area is a mix of commercial and residential properties. London Euston Station is 0.2 miles away, the busiest intercity railway and is due to see the arrival of the new HS2 by 2025.

St Pan- cras International, which connects London to the majority of the United Kingdom and the Eurotunnel is 0.5 miles away. The property benefits from excellent transport links.

Established nearby retailers include Pret A Manger, Pizza Express and Barclays.



Regent's Park	9 mins walk
Drummond St	1 min walk
Regent's Place	2 mins walk
Charlotte Street	10 mins walk



Warren Street	3 mins walk
Euston	8 mins walk
Goodge St	10 mins walk
King's Cross	15 mins walk





# FINANCIALS

FLOOR	GROUND FLOOR
Total Size (sq.ft.)	482
Quoting Rent (p.a.) excl.	£25,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£7,820
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£32,820</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## FLOOR PLANS

Available upon request.

Anti-Money Laundering Regulations  
In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

Misrepresentation Act 1967.  
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.  
June 2025

## EPC

TBC

## VAT

The property is not elected for VAT.

## CONTACT US

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