

**PRIME GROUND FLOOR RETAIL SHOP****60 Parkway****London, NW1 7AH**

Prime Ground Floor Shop

With Demised Rear Garden Area

To Let

550 sq ft**(51.10 sq m)**

- Prominent Window Frontage
- Tiled Flooring
- Suspended Ceilings
- Excellent Natural Light
- Small Kitchenette
- Good Decorative Condition
- Demised Rear Garden Area
- A Few Minutes Walk From Camden Town Station

Summary

Available Size	550 sq ft
Rent	£42,000 per annum
Rates Payable	£16,218 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

Location

The shop is situated on the North side of Parkway, opposite the junction with Albert Street and within short walking distance of Camden Market, Regent’s Park and London Zoo. The area is well served with many multiple and independent retailers along with fashionable restaurants and bars. Local occupiers include Starbucks, Pizza Pilgrims, Pizza Express, Masala Zone, Gail’s Bakery and Whole Foods. Transport facilities are excellent with Camden Town Underground Station (Northern Line) within a couple of minutes’ walk. Numerous bus routes also serve the area.

Description

The shop is all based on ground floor with a main retail space at the front of the shop, further into the shop there is situated a WC, small kitchen space and potential office space. The small garden area also is in the demise of the tenant.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	550	51.10	Available
Total	550	51.10	

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Rent

£42,000 pax

Legal Costs

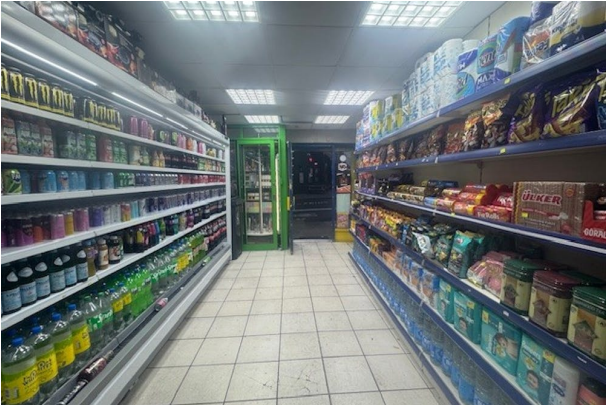
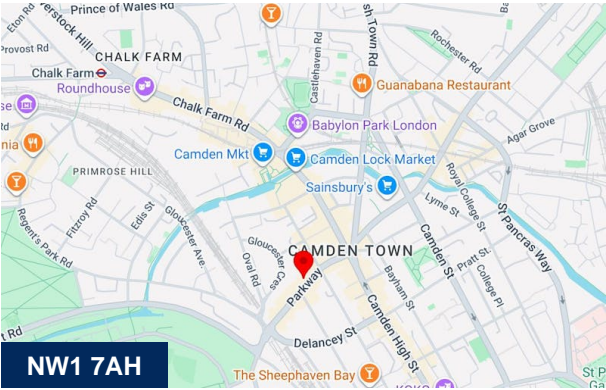
Each Party to bear their own Legal Costs

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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