



113 Bayham Street

London, NW1 0AG

Fully Fitted Camden Pub/Bar Available on a New Lease

2,023 sq ft
(187.94 sq m)

- New Lease Available
- Fully Fitted Ex-Brewdog
- Moments from Camden Tube Station
- Corner Premises
- Sui Generis/A4 Pub Use

113 Bayham Street, London, NW1 0AG

Summary

Available Size	2,023 sq ft
Rent	£85,000 - £95,000 per annum
EPC Rating	Upon enquiry

Description

The property is arranged over ground floor and basement levels, with a well-presented main bar and customer trading area on the ground floor (approx. 60 covers) and further trading space in the basement (approx. 45 covers), together with a kitchen and back of house facilities including cellarage, storage and staff areas.

Location

An impressive, corner pub/bar opportunity situated on Bayham Street, moments from Camden Town tube station on the Northern line, in one of North London's most vibrant and established trading locations. The location benefits from a strong and reliable local catchment supported by a dense mix of residential accommodation, offices and student populations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	947	87.98
Basement	1,076	99.96
Total	2,023	187.94

Tenure

The premises are available on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

Quoting Rent

£85,000 per annum exclusive.

Premium

Nil premium.

VAT

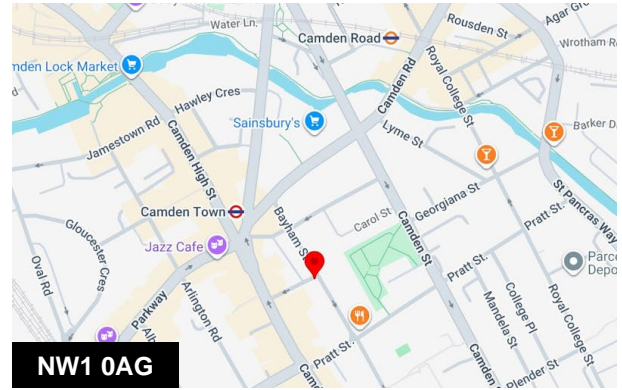
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licensing

The premises benefit from Sui Generis planning use (having been granted A4 planning permission in 2018) and there is a premises licence in place allowing the sale of alcohol every day of the week until 23:00 (alcohol without food allowed).

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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