



12 Camden Passage

London, N1 8ED

**Prime Angel corner
retail unit with valuable
return frontage**

**587 sq ft
(54.53 sq m)**

- Heart of busy Camden Passage
- Ground and basement
- Suitable for a range of uses
- Good footfall

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Description

An iconic retail unit in the heart of Camden Passage, formerly known as Annies Vintage the shop had been in the same occupation for four decades. Proving that this spot is one of London's hidden gems. The large ground floor unit also benefits from basement storage and vaults. With excellent ceiling heights and a very valuable return frontage this shop would suit a range of occupiers from fashion retail, antiques and furniture, wellness, leisure or f&b.

Original timber flooring and vintage style ornate mirrored walls create a stunning aesthetic, which would allow a new occupier to move right in, alternatively who knows what can be uncovered and stripped back.

If the vintage chic style isn't the right fit then perhaps an overhaul including newly tiled walls might be the way forward – the landlord is flexible on tenant fit out.

Location

Nestled amongst the cute terraced properties of Camden Passage, a busy retail street in Islington steeped in history and well known for its antiques market and traders, the area benefits from a high level of footfall, excellent transport links and a healthy mix of high street multiple chain occupiers and bespoke, boutique independent retailers and restaurants.

Nearby occupiers include Gordon Ramsey Street Burger, Kitch Hair salon, Breakfast Club and Angelica Bridal.

Specification

Timber flooring

WC

Basement storage

Fully glazed return frontage

High Ceilings

Busy footfall

Viewings

Via sole agents Stirling Ackroyd

Terms

A new lease via the freeholder



N1 8ED

Summary

Available Size	587 sq ft
Rent	£45,000 per annum
Rates Payable	£18,200 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



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