



**GROUND FLOOR RETAIL/OFFICE SPACE**

**24 Chalton Street**

**London, NW1 1JH**

## **Ground Floor Retail Premises**

## **Ideal For Professional Services**

## **To Let**

**420 sq ft**  
(39.02 sq m)

- Ground Floor Retail/Office Premises
- Electric Roller Shutter
- Partitioned Office Area
- Wooden Flooring
- Good Natural Light
- Suspended Ceiling
- 420 Sqft (39 Sqm)
- Ideal For Professional Services

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 420 sq ft   |
| <b>Rent</b>           | £22,500 per sq ft                                     |
| <b>Rates Payable</b>  | £7,080 per sq ft                                      |
| <b>VAT</b>            | Not applicable  |
| <b>Legal Fees</b>     | Ingoing tenant is liable for both parties legal costs |
| <b>EPC Rating</b>     | Upon enquiry  |

## Location

The shop situated on the north east side of Charlton Street close to the junction of Eversholt Street and Euston Road. Transport facilities are excellent with Euston, Kings Cross ( Main Line and Underground) Stations. St Pancras main line station (Eurostar) are all within a few minutes' walk. Numerous bus routes also serve the area.

## Description

The shop is all based on ground floor with a spacious main room at the front of the shop, further into the shop there is situated a WC, small kitchen space and potential office space.

## Accommodation

The accommodation comprises the following areas:

| Name                       | sq ft      | sq m         | Availability |
|----------------------------|------------|--------------|--------------|
| Ground - Ground Floor Shop | 420        | 39.02        | Available    |
| <b>Total</b>               | <b>420</b> | <b>39.02</b> |              |

## 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

£22,500 pax

## Legal Cost

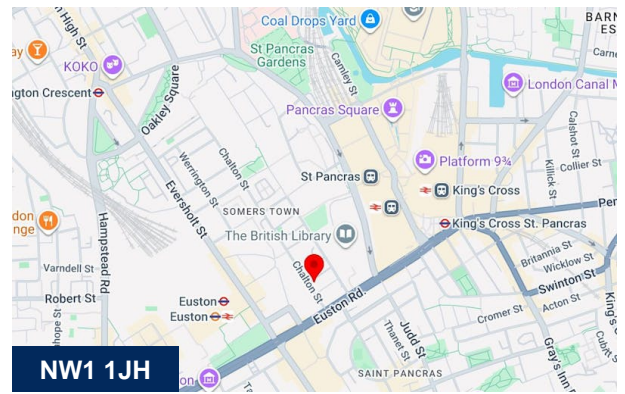
The Ingoing tenant is responsible for paying both parties Legal Costs incurred in this transaction.

## Identification

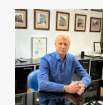
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewing

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



## Viewing & Further Information



**Paul Stone**

0207 482 1203 | 079 7384 5462

paul.stone@christo.co.uk