



22 Inverness Street

London, NW1 7HJ

**Fully Fitted Late Night  
Basement Bar/Restaurant  
Premises With Outside  
areas to Front and Rear - In  
Prime Location in Camden**

**1,800 sq ft**  
(167.23 sq m)

- Fully Fitted Premises
- 2am License
- Prime Camden Location
- Rear and front open air Seating
- Kitchen with Extraction

# 22 Inverness Street, London, NW1 7HJ

## Summary

Available Size	1,800 sq ft
EPC Rating	Upon enquiry

## Description

The premises are fully fitted and trading as a late night bar/restaurant mainly over basement, with outdoor seating and to the front and rear. There is a fully fitted kitchen in situ with extraction.

## Location

Located in Inverness Street in the middle of Camden Market just off the very busy Camden High Street in Central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement - Bar	1,300	120.77
Outdoor - Bar	500	46.45
<b>Total</b>	<b>1,800</b>	<b>167.22</b>

## Tenure

An assignment of the existing sub lease granted for a term of 12 years from 25/10/24 subject to rent review 25/10/30 and then no more until end of sub lease. The sub lease is granted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

## Passing Rent

£75,000pax

## Premises License

Allowing the sale of alcohol with or without a meal until 1am Sunday to Thursday and 2am Friday and Saturday

## Premium

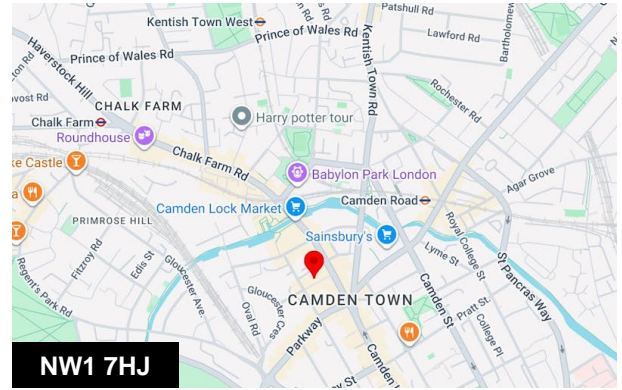
Upon Application

## Holding Deposit

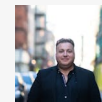
A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

Under no circumstance is an approach to be made to staff and all viewings are to be undertaken with discretion



## Viewing & Further Information



**Morris Greenberg**

0207 100 5520

[morris@cdgleisure.com](mailto:morris@cdgleisure.com)