



SAVOY STEWART
COMMERCIAL PROPERTY

E (COMMERCIAL, BUSINESS
AND SERVICE), MIXED USE,
OFFICES

TO LET

3-7 DELANCEY STREET

London, NW1 7NL

Other uses considered



KEY POINTS

- > 9m+ Ceiling Height
- > Characterful Property
- > Self Contained
- > Skylights
- > Window frontage

TENURE	TO LET
SIZE	6,450 SQ FT
RENT	£250,000 PER ANNUM RENT INCLUDES 3 DUPLEX FLATS
EPC	C (63)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

ADDITIONAL INFORMATION

The accommodation was previously used as a music venue and ancillary bar/restaurant and laid out over 2 floors and was constructed approximately 10 years ago. Accessed directly from Camden High Street the property has a ceiling height of 9m+ at the rear. The property is generally in good condition with wooden flooring, 2 fitted kitchens, a meeting room and small private offices. In addition, there are 3 x 1 bed duplex flats on the 2nd/3rd floors that are accessed from Delancey Passage.

ACCOMMODATION

The accommodation comprises a ground floor former music recital hall that has a ceiling height in excess of 9m.

The ground and 1st floor have a mix of Sui Generis and Class E use which could be changed subject to planning.

The 2nd floor comprises 3x1 bed duplex flats accessed from Delancey Passage.

Name	Sq ft	Sq m
3rd	500	46.45
2nd - 3 x duplex flats	1,500	139.35
1st	1,107	102.84
Mezzanine	363	33.72
Ground	2,980	276.85
Total	6,450	599.22

VIEWINGS

Strictly via appointment through sole agents Savoy Stewart.

PLANNING

We understand that the property currently has a mixed planning use class of Sui Generis and Class E use having formerly been used as a restaurant and music recital venue.

LEASE

A new lease is offered for a term by arrangement. Alternatively, the freehold may be available to purchase.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred within this transaction.

RENT

£250,000 per annum Rent includes 3 duplex flats

BUSINESS RATES

Rates Payable: £60,447.23 per annum

(based upon Rateable Value: £118,061 and UBR: England Standard 51.2p)

SERVICE CHARGE

n/a



VIEWING & FURTHER INFORMATION



Darren Best

020 7478 9115

db@savoystewart.co.uk



Vivek Krishnan

020 7478 9114

vk@savoystewart.co.uk

or visit savoystewart.co.uk

