

**PRIME SHOP PREMISES****86 Camden High Street**

Camden, NW1 0LT

Prime Shop & Basement Premises**975 sqft (90.58 sqm)****To Let****975 sq ft**
(90.58 sq m)

- Prime Location
- High Foot Fall
- Good Transport Connections
- Prominent Window Frontage
- Newly Refurbished
- Carpeted
- Ready For Immediate Occupation

Summary

Available Size	975 sq ft
Rent	£46,500 per annum
Rates Payable	£18,666 per annum
VAT	Not applicable
EPC Rating	E (109)

Location

The Shop is located on the east side of Camden High Street, close to the junction of Pratt Street and Plender Street. Adjoining retailers include: Argos, B&Q, Savers as well as many other multiple and local retailers, restaurants and bars. Transport facilities are excellent with both Camden Town and Mornington Crescent Underground Stations (Northern Line). Numerous bus routes also serve the area.

Description

Comprises a ground floor shop and basement area benefiting from an extraction system together with a prominent window frontage. The premises have undergone refurbishment and is ready for immediate occupation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	615	57.14	Available
Basement	360	33.45	Available
Total	975	90.59	

Rent

£46,500 pax

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.

Legal Costs

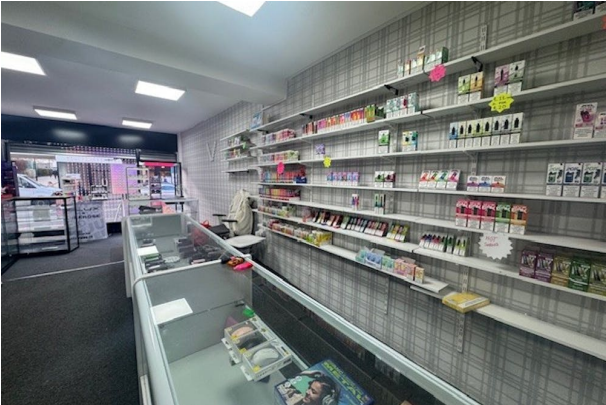
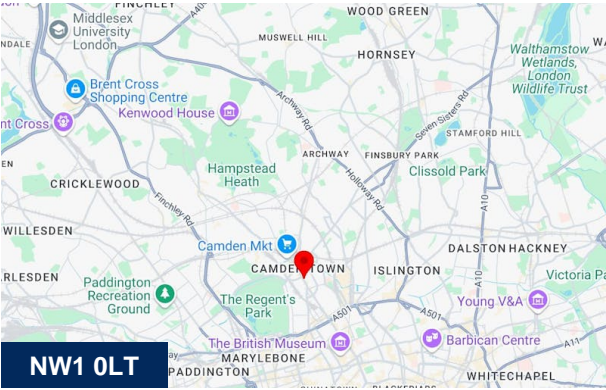
Each party to bear their own Legal Costs

Identification

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

Viewings

Strictly by appointment through owners Joint Sole Agents.



Viewing & Further Information



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