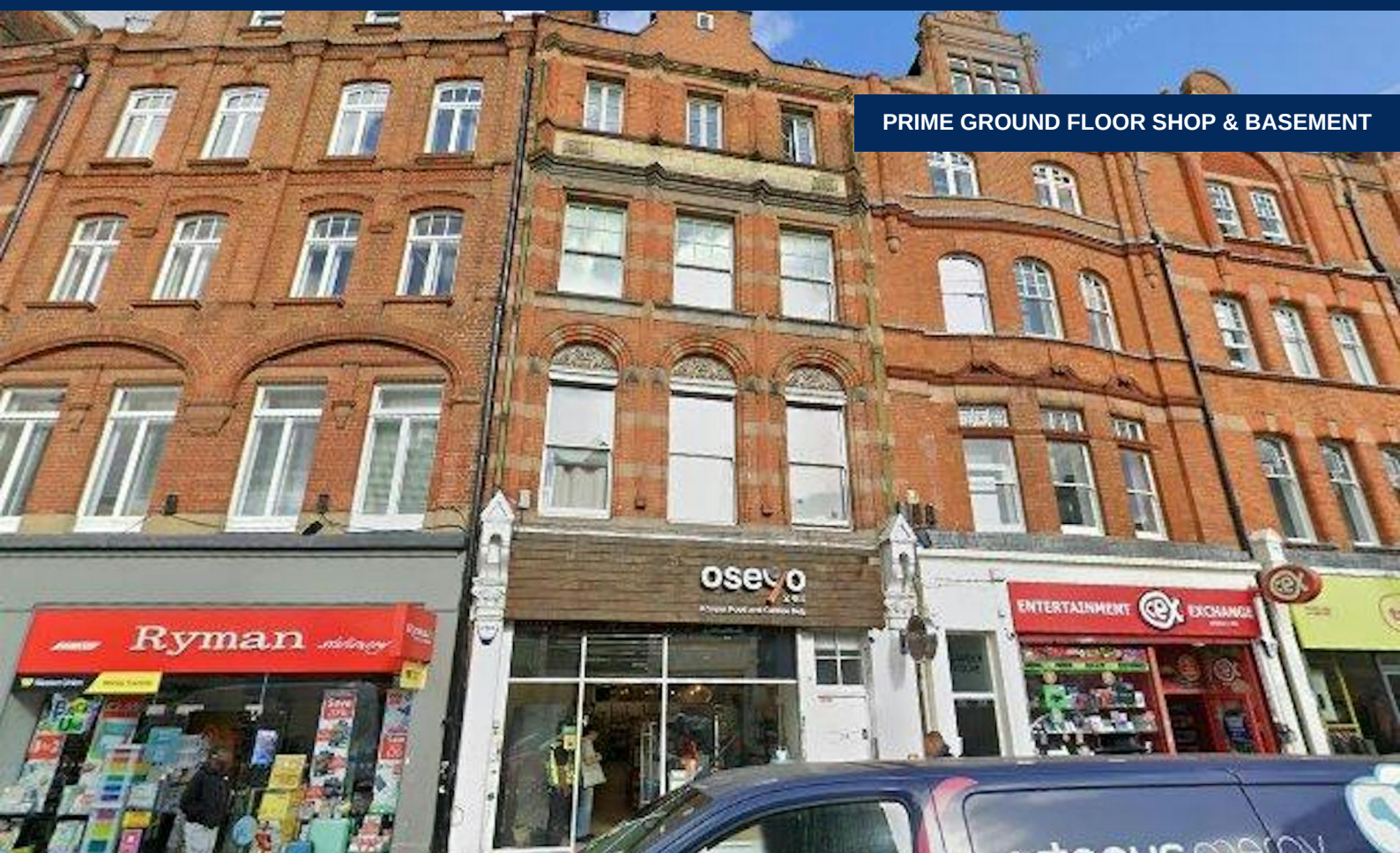




158 Camden High Street

London, NW1 ONE

Prime Ground Floor & Basement Retail Premises

Opposite Camden High Street Station

To Let

1,720 sq ft
(159.79 sq m)

- Prime Ground Floor & Basement Retail Premises
- Prime Location Of Camden High Street
- Excellent Natural Light
- Perfect Location For Any Retail Business
- Excellent Footfall Seven Days A Week
- Opposite Camden High Street Underground Station (Northern Line)
- Prominent Window Frontage
- Tiled Flooring
- Air Conditioned
- Security CCTV Camera System
- Electric Roller Shutter

Summary

Available Size	1,720 sq ft
Rent	£120,000 per annum
Rates Payable	£30,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market which generates a high footfall. The property is located in the prime part of Camden High Street within a parade of multiple local retailers & restaurants. The immediate area has undergone substantial regeneration. Transport facilities are excellent as Camden Town Underground Station (Northern Line) is just opposite the premises.

Description

Comprises the ground floor shop and basement storage, with the ground floor in excellent decorative condition benefitting from tiled flooring, great ceiling height, spot lighting , CCTV security system, electric roller shutters and storage area. The basement is in a shell condition currently being used as storage. This allows an ingoing tenant to fit out the premises to their own specification.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,100	102.19	Available
Basement - Basement	620	57.60	Available
Total	1,720	159.79	

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

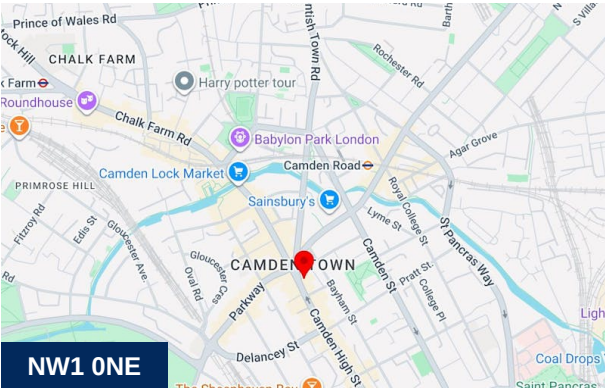
£120,000 Pax

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

