



Camden High Street

London, NW1

**Camden Corner Premises -
Prime Fully Fitted Grab & Go
Style Restaurant in
Extremely High Footfall
Location**

1,500 sq ft
(139.35 sq m)

- High Footfall Location Every Day
- Prominent Corner Premises
- Forecourt Seating
- Close to Camden Station
- Fully Glazed Frontage

Camden High Street, London, NW1

Summary

Available Size	1,500 sq ft
Passing Rent	£158,334 per annum
EPC Rating	Upon enquiry

Description

The space is currently fitted to a high-quality restaurant specification, arranged with a front-of-house customer area, rear kitchen and ancillary space. Benefiting from, prominent glazed storefront providing excellent visibility to Camden High Street, open-plan seating and counter service area, fully fitted commercial kitchen with extract system, air con and modern lighting throughout, ancillary storage, staff area, and WC facilities to the rear and in the basement.

Location

The property occupies a prime position on Camden High Street, and benefits from constant footfall throughout the day and evening, driven by the area's strong retail, leisure, and entertainment offer. The property sits close to Camden Town Underground Station (Northern Line) and within walking distance of Camden Market, Buck Street Market, and Camden Lock, all major tourist and shopper destinations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	1,100	102.19
Basement - Ancillary/Storage	400	37.16
Total	1,500	139.35

Tenure

An assignment of the existing lease granted for an original term of 15 years from 10/09/21 subject to 5 yearly rent reviews. The lease is drawn outside the Security of Tenure Provisions of The Landlord and Tenant Act 1954 and incorporates a tenants only break clause September 2031.

Passing Rent

£158,334pax

Premium

Upon application for the benefit of the leasehold interest and all fixtures and fittings.

VAT

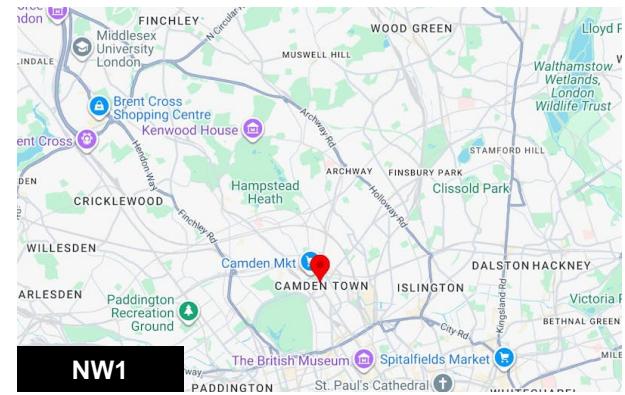
All figures quoted may be subject to VAT

Holding Deposit

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

Confidentiality

All of the information and detail in this document is of a confidential nature and under no circumstance is a direct approach to be made to any of the staff within the premises.



Viewing & Further Information



Morris Greenberg

0207 100 5520

morris@cdgleisure.com