



## Camden Bar

Camden High Street, London, NW1

**Fully Fitted Bar Premises in  
Camden with Alcohol  
License in Place Until 2am  
Fridays & Saturdays**

**900 sq ft**  
(83.61 sq m)

- Prime Camden Location
- Fully Fitted and Trading
- 2am Alcohol License Fri & Sat
- Low Passing Rent
- Low Premium

# Camden Bar, Camden High Street, London, NW1

## Summary

Available Size	900 sq ft
Passing Rent	£40,000 per annum
Premium	£35,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The premises are fully fitted over ground floor only as a fully functioning bar. The opportunity comes with all fixtures and fittings in situ save as to personal and branded items, all fixtures and fittings have been well maintained.

## Location

The premises are situated on Camden High Street, equidistant from both Mornington Crescent and Camden Underground Stations. The area benefits from high foot traffic, thanks to its proximity to a variety of retailers, bars, restaurants, and takeaway outlets.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	900	83.61
Total	900	83.61

## Passing Rent

£40,000pax

## Premium

Offers in the Region of £30,000

## Tenure

We are offering an assignment of the existing full repairing and insuring lease granted for a term to expire November 2027. (The lease can be extended)

## VAT

All figures quoted maybe subject to VAT, if applicable

## License

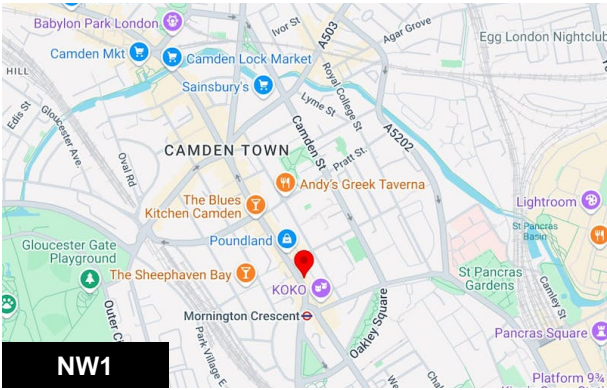
The premises have a license in place allowing the sale of alcohol until 12am Mon - Wed, 1am Thurs and 2am Fri & Sat.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

## 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.



## Viewing & Further Information



**Morris Greenberg**  
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