



23 Camden High Street
London, NW1 7JE

Prime High Street Restaurant/Take-Away in Camden

1,000 sq ft
(92.90 sq m)

- Fully Fitted to High Standard
- High Footfall Location
- New Sub-Lease Available
- Very Close to Tube Station
- Full Kitchen Extraction in Situ

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Summary

Available Size	1,000 sq ft
EPC Rating	Upon enquiry

Description

The premises is currently fitted out as a Burger restaurant and take-away with approx 38 internal covers. There is full kitchen extraction in situ, and there are customer toilets as well as ample storage space including an area on the 1st floor.

Location

The property is located on Camden High Street with high footfall every day of the week. It is close to many independent and national operators and is a short walk away from Mornington Crescent tube station, which is on the Northern Line.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	800	74.32
1st	200	18.58
Total	1,000	92.90

Tenure

A new FRI Sub-lease to be granted for a term and conditions to be agreed.

Asking Rent

£50,000 per annum exclusive.

Premium

Offers in the region of £55,000.

VAT

VAT may be applicable to the rent, premium and other outgoings.

Planning

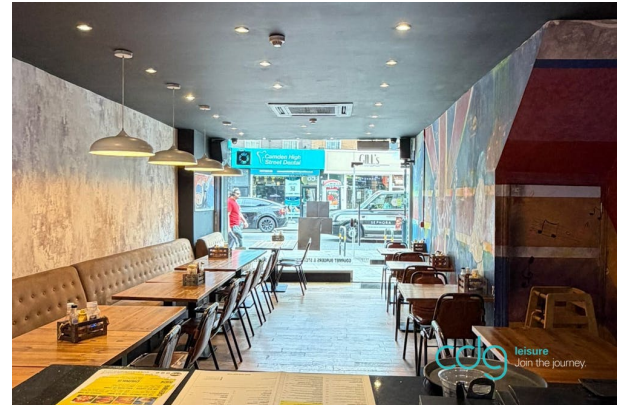
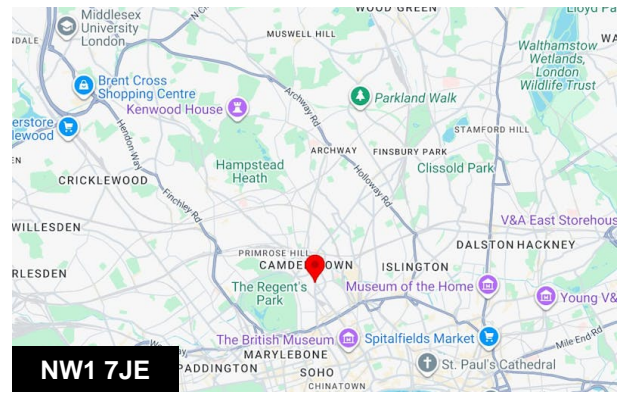
The premises benefit from a Class E planning use.

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 which will grant a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



Salvatore Di Natale

07989 471288

salvatore@cdgleisure.com