



57-58 Chalk Farm Road

London, NW1 8AN

Fully Fitted Double Fronted Camden Restaurant -New Lease

2,280 sq ft
(211.82 sq m)

- New Lease Available
- Fully Fitted Ex-Nando's
- Moments from Camden Stable (part of Camden Market with 28m visitors a year)
- Moments from Chalk Farm Tube Station

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Summary

Available Size	2,280 sq ft
Rent	£95,000 per annum
EPC Rating	Upon enquiry

Description

Double fronted, fully fitted restaurant laid out over ground floor (30 covers and an open kitchen with full extraction), mezzanine level (30 covers and customer WCs), and lower ground floor (prep, cold storage areas). There an external seating area providing 16 al fresco covers, subject to a pavement licence.

Location

This restaurant lies in the heart of Camden, with Camden Market and The Roundhouse just moments away. The area is heavily populated by tourists all days of the week with a host of independent and national retail and restaurant businesses in the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	900	83.61
Mezzanine	650	60.39
Lower Ground - Rear of Ground Floor (1/2 flight down)	730	67.82
Total	2,280	211.82

Tenure

The premises are available on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

Quoting Rent

£95,000 per annum exclusive.

Premium

Nil premium.

VAT

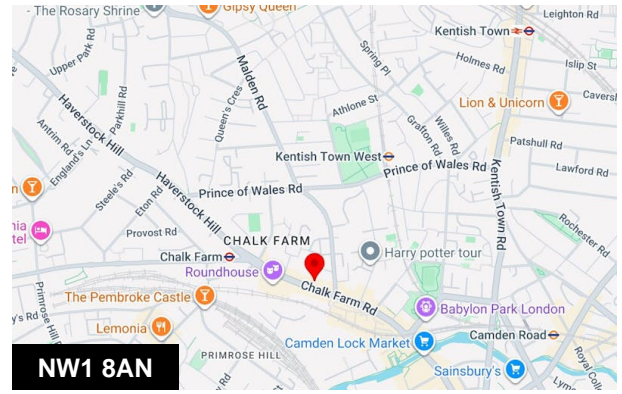
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licensing

The premises benefit from E Class Planning use and has a premises licence to sell alcohol Monday to Saturday to 00:00, and Sunday until 23:30 with standard restaurant conditions.

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.



Viewing & Further Information



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