



## 3-7 Delancey Street

London, NW1 7NL

### 3am Leasehold or Freehold Music Venue/Restaurant in Camden - With Option for 3x 1 Bed Flats

**6,143 sq ft**  
(570.70 sq m)

- 6,000 Sq Ft Commercial Space To Let or For Sale
- 3x 1 Bed Stylish Duplex Flats - To Let or For Sale
- Excellent Location in the Heart of Camden Town
- 9m Ceiling Height
- Fully Fitted Kitchen with Extraction

# 3-7 Delancey Street, London, NW1 7NL

## Summary

Available Size	6,143 sq ft
EPC Rating	Upon enquiry

## Description

The ground and first floors of this distinguished property host a dynamic music venue, complete with two elegantly designed bars, a fully equipped restaurant with extraction, and thoughtfully arranged seating areas. A striking feature is the rear section of the premises, which boasts an extraordinary floor-to-ceiling height of 9 meters. Ancillary areas and plant are situated on the second floor.

The property includes 3 stylish duplex flats, accessible through a separate side entrance in Delancey Passage leading to the 2nd floor. Each flat offers a reception, kitchen and bathroom with a bedroom on the upper mezzanine level. These flats are available via separate arrangement, freehold or leasehold.

## Location

Delancey Street is nestled among Camden's lively street markets, distinctive shops, leisure activities, and popular tourist destinations, just off the bustling Camden High Street. Nearby businesses include McDonald's, Blues Kitchen, Greggs, Guitar Guitar, Belushi's, Be At One and Earl of Camden, to name a few. Camden Town and Mornington Crescent Underground Stations (Northern Line) are moments away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,427	318.38
1st	2,314	214.98
2nd	402	37.35
Total	6,143	570.71

## Tenure

The property is offered in two parts; the commercial music venue, and the residential flats. They are offered leasehold (terms to be confirmed) or freehold, and are available either together or separately.

## Quoting Rents/Freehold Price

Upon application.

## VAT

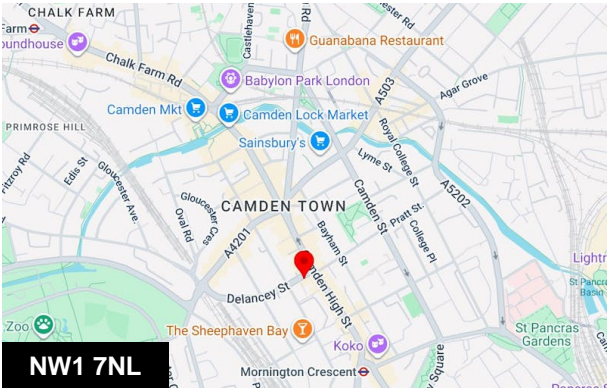
All prices quoted may be subject to VAT if applicable.

## Licence/Planning


The premises benefit from E class planning use class, with a licence allowing the sale of alcohol Mon-Tues: 1am, Weds-Thurs: 2am, Fri-Sat: 3am, Sun: 11pm.

## 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



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