

**PRIME HIGH STREET RETAIL PREMISES  
A1 LEASE FOR SALE  
1,722 SQ.FT (160 SQ.M)  
CAMDEN HIGH STREET, LONDON, NW1**



**LOCATION:** The premises are situated in a prominent position on Camden High Street, close to Britannia Junction. Occupiers in the vicinity include Boots, Pure, Marks & Spencer, Pret A Manger, McDonald's, Burger King, Greggs, Waitrose and Sports Direct. Transport facilities are excellent with Camden Town and Mornington Crescent Underground Stations (Northern Line) both being within a few minutes' walk. Numerous buses also serve the area.

**DESCRIPTION:** The property comprises a retail unit on the basement, ground and first floors. The premises are in a good condition with a prominent glass frontage along this busy parade on Camden's popular High Street.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### ALL DIMENSIONS ARE APPROXIMATE

Basement	484 Sq Ft	(45 Sq M)
Ground Floor	635 Sq Ft	(59 Sq M)
First Floor	603 Sq Ft	(56 Sq M)
TOTAL	1,722 Sq Ft	(160 Sq M)

#### TERMS:

**TENURE:** Leasehold

**LEASE:** Assignment of a Full Repairing and Insuring Lease granted in December 2012 for a term of 10 years subject to an open market rent review at the end of the 5<sup>th</sup> year.

The Lease is contracted inside the Landlord and Tenant Act 1954.

**RENT:** £85,500 per annum exclusive

**RATES:** We have been advised that the current business rates payable are £45,000 per annum. However, interested parties are advised to make their own enquiries to the local authority.

**PREMIUM:** Offers in excess of £175,000 for the benefit of the Lease, in vacant possession.

**EPC:** Attached and sent separately.

**VIEWING:** Strictly by appointment through owner's SOLE agents as above.

**SUBJECT TO CONTRACT**

#### CONTACT

Mert Seyhan

[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

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