

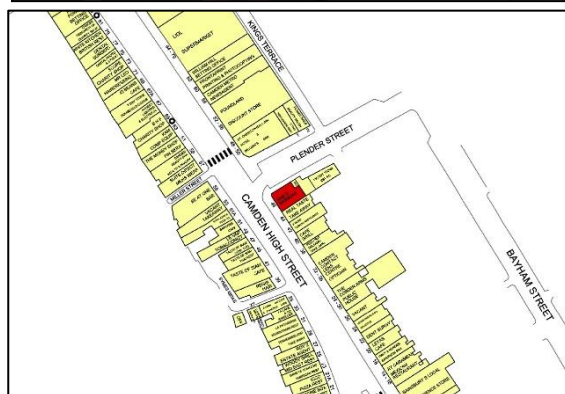


TO LET - VACANT

Ground Floor Corner A1 Retail Unit
(Basement available by separate negotiations)
998 SQ FT (92.72 SQ M)

46 Camden High Street, London NW1 0JH

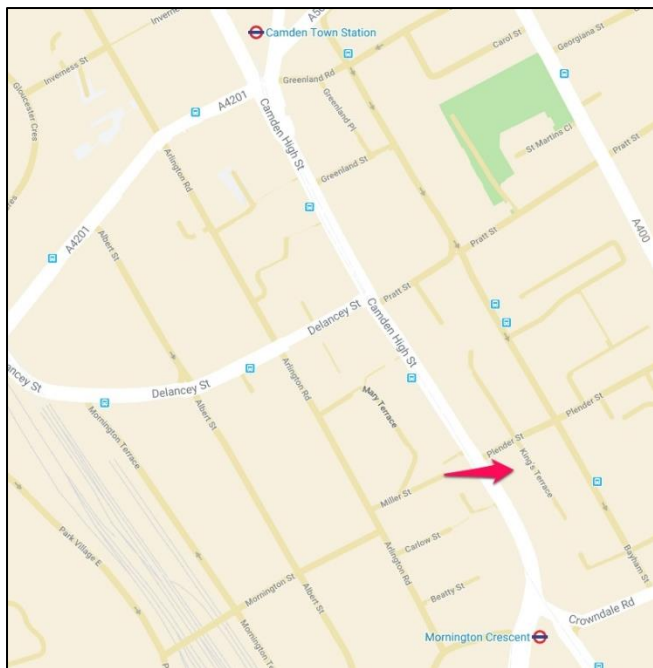
- A1 Retail Use
- Situated Amongst Other Quality Retailers
- Busy High Street Location
- Close Proximity to Underground



LOCATION

A prominently located retail unit situated on the corner the busy Camden High Street at the junction with Plender Street which is within close proximity to Lidl Supermarket, Sainsbury's Boots Chemist & Pret A Manger to name but a few.

Mornington Crescent & Camden Town (Northern Line) underground and Camden Road overground stations are located within a short walking distance of the property.



SAT NAV REF: **NW1 0JH**

DESCRIPTION

A ground floor, corner fronted, lock-up retail unit which is fully self-contained.

There is also a basement, approx. 1,259 sq ft (117 sqm) to the property which could be made available by separate negotiations.

PLANNING USE

A1 Retail

COVENANT

Companies with less than 5 years trading history and annual accounts submitted to Companies House will not be considered.

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Retail Unit	998	92.72
Net Frontage	27'5 ft	8.35m
Net Return Frontage	26'11 ft	8.21m

All measurements are approximate and measured on a gross internal area basis

TENURE

The premises are available with full vacant possession by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.

An ATM machine has been installed to the external elevation facing Camden High street producing a rental £6,000 per annum. This can be removed or retained as required.

PRICING

Rent per Annum

£85,000

All prices are subject to VAT

BUSINESS RATES

Interested parties are advised to contact the London Borough of Camden to obtain this figure 0207 974 6470.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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