

PRIME SHOP TO LET

104 Camden High Street, London, NW1



Location

The premises are located on the east side of Camden High Street, close to the junction with Pratt Street. Nearby traders bringing a high footfall include **German Doner Kebab, Boots Opticians, Pret-A-Manger, Whole Foods, Santander, ALDI, Taco Bell, McDonalds, Camden Bakery, Halifax, TK Maxx and Marks & Spencer Simply Food.**

Camden Town Underground Station is within a 3-minute walk, and just a minute further, the famed **Camden Town Market.**

Terms

The ground floor and basement of the premises are available on a new lease for a term of 10 years subject to a rent review at the 5th year outside the protection of the Landlord & Tenant Act 1954. Rental offers in excess of **£67,500 per annum exclusive** are invited.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Gross Frontage	17 ft	5.18 m
Net Frontage	16 ft	4.88 m
Ground Floor Area	1255 sq ft	116.59 sq m
Basement Storage Area	285 sq ft	28.62 sq m
Total Floor Area	1540 sq ft	143.07 sq m

Contact

Viewings can be arranged at short notice via:

Tim Kourides

tim@tkretailproperty.com

07799 628 860

Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£49,750
Rate in Pound	0.512p
Rates Payable (2023/2024)	£25,472

Interested parties are advised to verify this information with the Local Rating Authority.

Legal Costs

Each side to bear their own legal costs incurred in the transaction.

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