

PRIME SHOP TO LET

104 Camden High Street, London, NW1 0LU



Location

The premises are located on the east side of **Camden High Street**, adjacent to **Boots Opticians** and **Momo's**, opposite **Mowchi** and close to **The Camden Head**, **The Blues Bar**, **TK Maxx**, **Specsavers** and **McDonald's**, all bringing a high footfall.

Both **Camden Town** and **Mornington Crescent** Underground Stations are within a 3-minute walk, and just a minute further, the famed **Camden Town Market**.

The property has recently been fitted out as a coffee shop and is ready for immediate use, although other food and beverage and retail uses would also be suitable.

Terms

The ground floor and basement of the premises are available on a new lease for a term of 10/15 years subject to rent reviews each 5th year at a commencing rental in the region of **£70,000 per annum exclusive**.

Premium

In view of the recent high quality fit out, a premium in the region of £60,000 is required. Additional equipment may be purchased separately by negotiation if required.

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	650 sq ft	60.3 sq m
Basement Storage Area	300 sq ft	27.87 sq m
Total Floor Area	950 sq ft	78.97 sq m

Rates

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

Rateable Value	£57,500
Rate in Pound	0.43p
Rates Payable (2026/2027)	£25,472

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

Contact

Viewings can be arranged at short notice via:

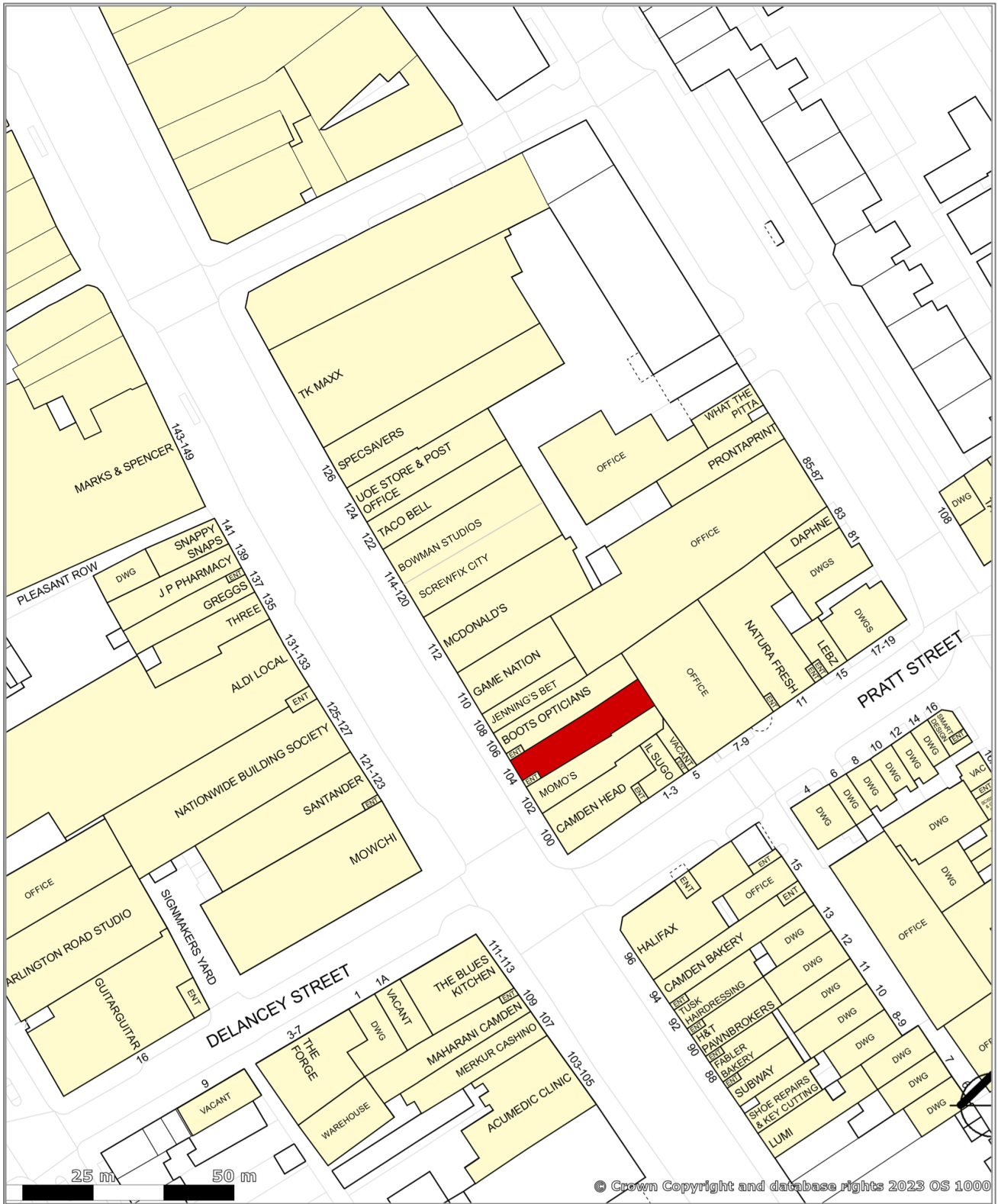
Tim Kourides

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Legal Costs

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

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