

# PUB/RESTAURANT/RETAIL WITH RESIDENTIAL UPPER PART TO LET ON NEW LEASE 55 CAMDEN HIGH STREET, LONDON NW1 7JH



## Location

Formerly a 'Be at One' Cocktail Bar, this building is in a prominent location in **Camden High Street**, opposite the junction with **Plender Street** midway between **Mornington Crescent** and **Camden Underground Stations**. Nearby occupiers include **KFC**, **Hot Toddy's**, **The Blues Kitchen**, **The Camden Head**, **The Phoenix**, **KOKO** and **MOWCHI**.

## Accommodation

The unit comprises of the following approximate floor areas:

Ground Floor	1775 sq ft
Basement	1346 sq ft
First Floor	726 sq ft (Flat)
Second Floor	797 sq ft (Flat)

## Lease

The premises are offered on a new 10/15 year lease subject to 5 yearly rent reviews.

## Rent

Rental offers in the region of £150,000 per annum exclusive are invited.

## Viewings

Strictly by appointment via:

**Tim Kourides, TK Retail**  
[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)  
07799 628 860

## Rates

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

Rateable Value	£82,000
Rate in Pound	0.43p
Rates Payable (2026/2027)	£35,260

*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.



**TK RETAIL PROPERTY**  
37/38 South Molton Street  
London W1K 5RL  
[www.tkretailproperty.com](http://www.tkretailproperty.com)



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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