

4 Plender Street
Camden
London,
NW1 0JT

TO LET

Shop To Let By Way
of New Lease

£32,500 Per annum

Set on the western side of Plender Street, between Camden High Street and Bayham Street. Camden is famous for its market, trendy retail and restaurant offerings. Camden Town Centre and Camden Market are minutes away, as is Camden Town Station and the stunning Regent's Park.



Camden



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

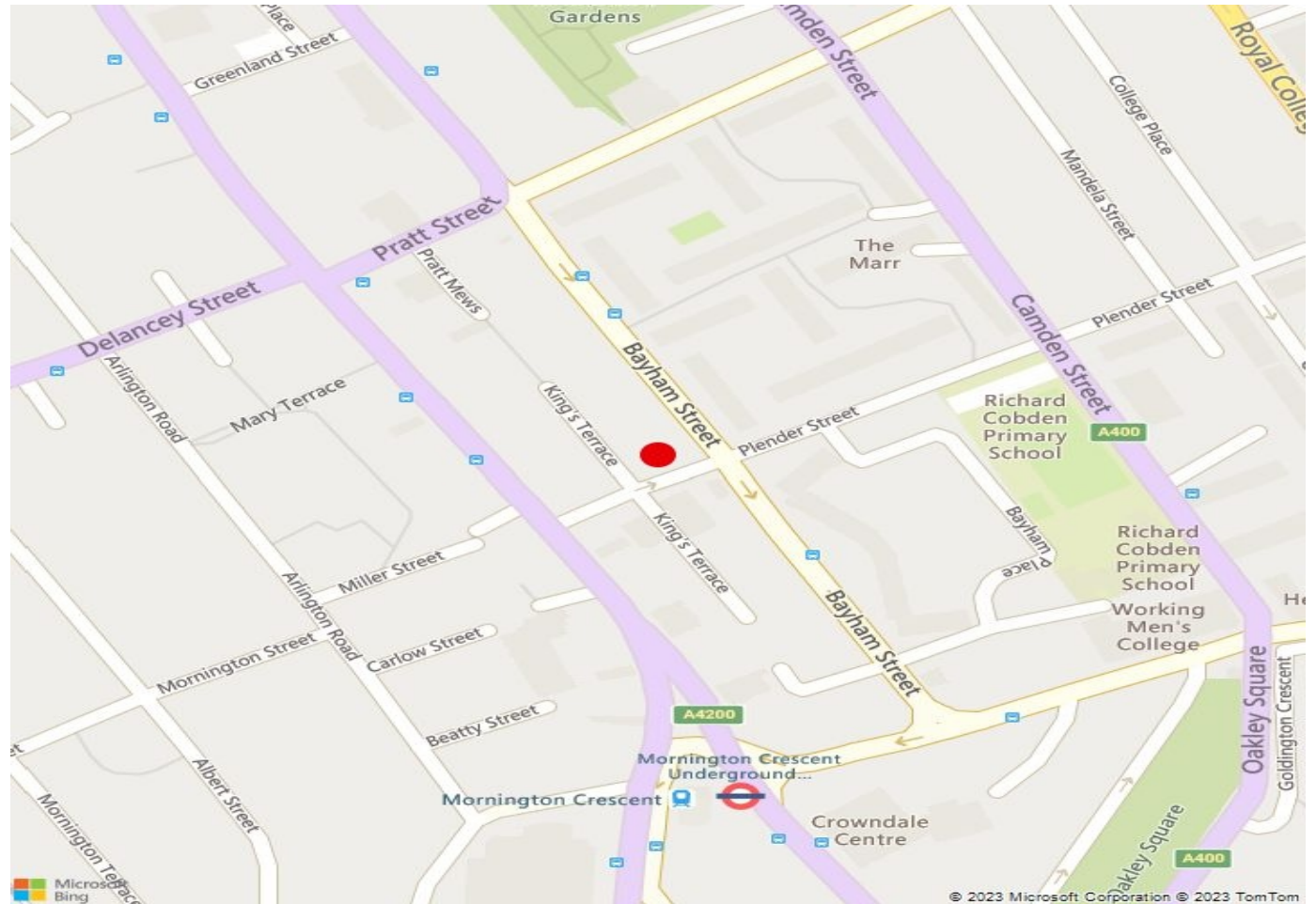
Description

Mid-terraced shop set over basement and ground floor 766 sq.ft. approx. with vaults under the road 140 sq.ft. approx.

Ground Floor 396 sq.ft approx with shower room 55 sq.ft. approx.

Basement 370 sq.ft approx.

Rear Yard



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Rent

£32,500 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Viewing

Via the owners sole agents PSS Commercial on 0208 800 4321

mail@psscommercial.com

info@psscommercial.com

Rates

Rateable value - £15,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Energy Rating C - Valid until 2032

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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