

88 Royal College Street
Camden
London
NW1 0TH

**TO LET - Running Pub
with Premium**

£45,000 Per annum

Set on Royal College Street is a major thoroughfare in the heart of Camden. The street is one-way and home to the and London Campus of the Royal Veterinary College. The street is dotted with many wonderful shops, pubs, a couple of art galleries and many eateries, including Castle's Pie & Mash.



Camden



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

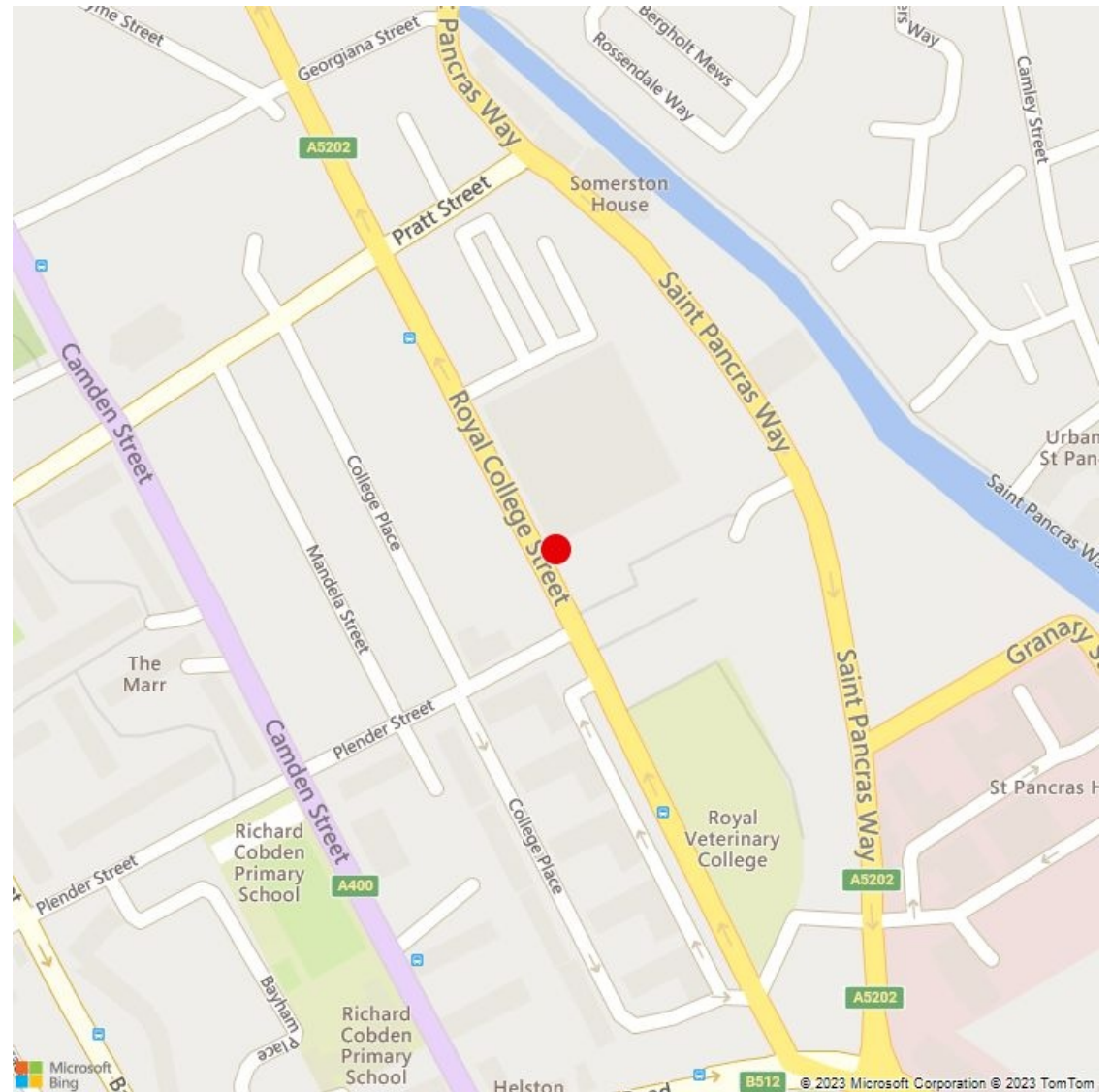
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Well known, well presented traditional pub with wet and food offering. Traditionally furnished although refurbished in 2016 with a modern twist while retaining many original features. Disabled power platform to w.c's well fitted kitchen. Providing approx. 2200 sq.ft. overall. Ground floor just over 1000 sq.ft. and basement of just over 1200 sq.ft. approx.



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Rent

£45,000 per annum

Premium

£65,000

Tenure

By way of new FR and I Lease direct from the Freeholder

Legal Costs

Each side to be responsible for their own legal fees



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Rates

Rateable value - £23,000 (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

Available upon request

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.

Viewing

Via the owners sole agents PSS Commercial.

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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