

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

CLASS E UNIT ON NEW LEASE WITH 730 SQ FT ROOF TERRACE BY PRIMROSE HILL



61 CHALK FARM ROAD, LONDON NW1 8AN

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61 CHALK FARM ROAD, LONDON NW1 8AN

LOCATION The property is situated on the east side of Chalk Farm Road, by the junction with Ferdinand Street.

The property occupies a busy trading position with excellent footfall from Primrose Hill, Chalk Farm and Camden. The world famous Camden Market is opposite the unit.

Chalk Farm station (Northern line) is 0.2 miles/5 minutes walking distance.

DESCRIPTION The property comprises an open plan ground floor unit with separate rear ground floor accommodation , and boasts good frontage on to Chalk Farm Road. There is also access to the unit from the rear via the cobbled area adjacent to the property.

The 1st floor provides further trading and ancillary accommodation arranged as 3 rooms. The front room provides access to a roof terrace of 730 sq ft, which has just been renewed. The roof terrace has planning permission and has been in use for over 30 years.

The 1st floor also benefits from 3 WCs to the rear.

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LEASE A new lease is available, direct from the Freeholder.

AREA
(all measurements are stated approx.)

Ground floor	540 sq ft/50.17 sqm
1 st floor	500 sq ft/46.45 sqm
TOTAL	1,040 sq ft/96.62 sqm

Roof terrace	730 sq ft/67.82 sqm
GRAND TOTAL	1,770 sq ft/164.44 sqm

AMENITIES

- * Sought after location
- * Class E use – suitable for retail, restaurant, leisure/fitness, medical and nursery. Other uses may be possible.
- * Incredible roof terrace
- * Rarely available opportunity
- * Excellent natural light
- * Trading space on ground and 1st floors
- * Blank canvas
- * WCs
- * Mechanical shutter

ANNUAL RENT £50,000 per annum exclusive

PREMIUM Nil

BUSINESS RATES The Property is not currently in ratings having been removed from the list during the current year of assessment, 23/24.

Prior to removal, the rateable value of the Property was £31,000. This was **NOT** the rates payable.

Prior to removal, business rates payable were £15,469 per annum, however a 75% reduction was available under the Retail, Hospitality and Leisure scheme.

Interested parties are advised to confirm this Camden Council.

EPC C/51

VIEWING Through Sole Agents
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