

PRIME HIGH STREET PREMISES

SHOP / OFFICE TO LET

1,733 SQ.FT (161 SQ.M)

97 CAMDEN HIGH STREET, LONDON NW1 7JN



LOCATION:

The property is situated in a prominent position on the corner of Mary Terrace and Camden High Street, close to the junctions of Pratt Street & Plender Street. The occupiers in the immediate vicinity include Argos, Sainsbury's Local, Pret A Manger, Boots and the famous venue Koko. Transport facilities are excellent with Camden Town and Mornington Crescent Stations (London Underground Northern Line) both being within a few minutes' walk.

DESCRIPTION:

The premises comprise a ground floor commercial unit in shell & core condition, with prominent corner display which would suit retail or office use.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor **1,733 Sq Ft (161 Sq M)**

TERMS:

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed, outside the Landlord and Tenant Act 1954 and subject to periodic rent reviews.

RENT: **£67,500 per annum exclusive + VAT**

BUSINESS RATES: We have been advised that the current business rates payable are circa £34,000 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

EPC: Available upon request.

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING: Strictly by prior appointment through Christo & Co.

CONTACT: Mert Seyhan
mert.seyhan@christo.co.uk
07506 732734 / 020 7482 1203

SUBJECT TO CONTRACT



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