

★ **PRIME LOCATION SHOP IN THE HEART OF CAMDEN** ★

TO LET

667 Sq Ft (62 Sq M)

62 PARKWAY, CAMDEN TOWN, LONDON NW1 7AH



LOCATION:

The shop is situated on the North side of Parkway, opposite the junction with Albert Street and within short walking distance of Camden Market, Regent's Park and London Zoo. The area is well served with many multiple and independent retailers along with fashionable restaurants and bars. Local occupiers include Starbucks, Pizza Pilgrims, Pizza Express, Masala Zone, Gail's Bakery and Whole Foods. Transport facilities are excellent with Camden Town Underground Station (Northern Line) within a couple of minutes' walk. Numerous bus routes also serve the area.

DESCRIPTION:

The premises comprise a ground floor retail shop with additional storage and WC to the rear.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL MEASUREMENTS ARE APPROXIMATE

Ground Floor **667 Sq Ft** **(62 Sq M)**

TERMS:

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to a rent review pattern to be negotiated.

RENT: **£38,500 + VAT per annum exclusive**

BUSINESS RATES: We have been advised that the current Business Rates payable are £12,375 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.

IDENTIFICATION: Under the Anti Money Laundering Regulations 2017, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

VIEWING: Strictly by appointment through owner's SOLE agents as above.

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SUBJECT TO CONTRACT



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