

**PRIME HIGH STREET PREMISES**

**SHOP / OFFICE TO LET**

**829 SQ.FT (77 SQ.M)**

**69 CAMDEN HIGH STREET, LONDON NW1 7JL**



**LOCATION:** The property is situated in a prominent position on the West side of Camden High Street, close to its junctions with 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 condition, which would suit retail or office use.

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66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

**ALL DIMENSIONS ARE APPROXIMATE:**

**Ground Floor                      829 Sq Ft      (77 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:**                      **£47,500 per annum exclusive.**

**BUSINESS RATES:**                      We have been advised that the current business rates payable are circa £18,250 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  
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07506 732734 / 020 7482 1203

**SUBJECT TO CONTRACT**



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