

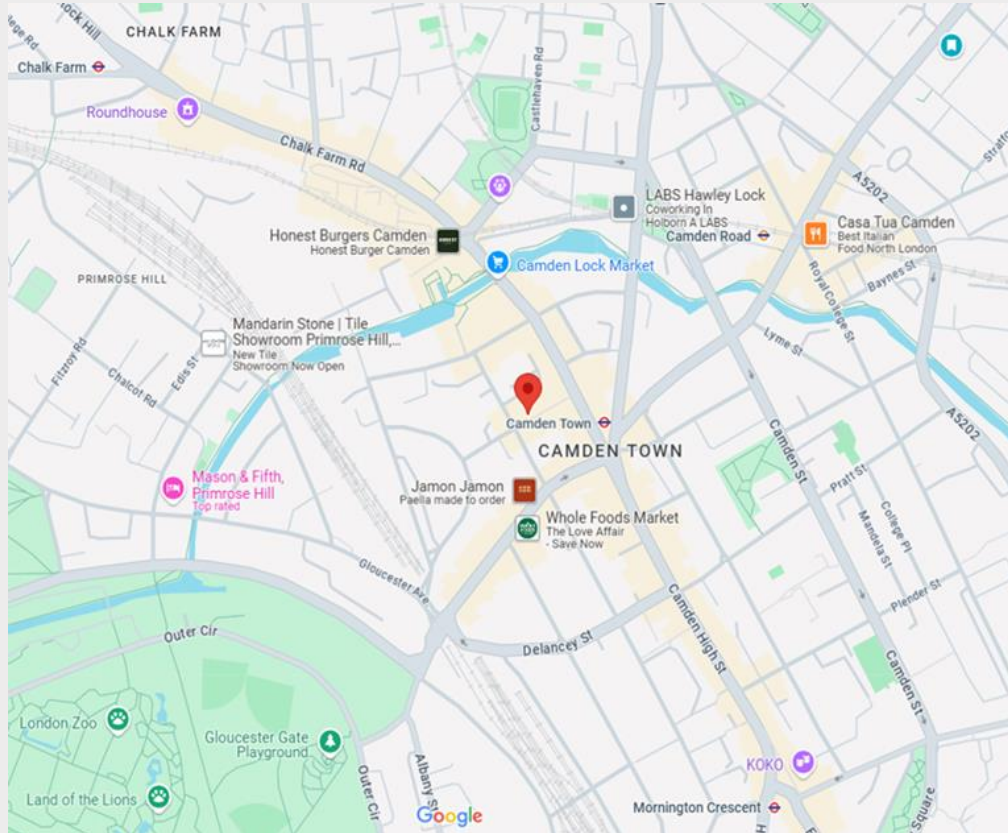
CAMDEN RESTAURANT TO LET
24 Inverness Street, Camden Town, London, NW1 7HJ



Fitted Restaurant with Extraction and large outside seating area
1,328 SQ FT (123.49 SQ M)

LOCATION

The Property is located on Inverness Street in Camden Town, a pedestrianised street moments away from the famous Camden Market and a 3-minute walk from Camden Town Station. The area benefits from high levels of footfall & 7-day trade. There is a wide range of occupiers in the immediate area including, Offspring, Itsu, Holland & Barrett, the Good Mixer Pub and Odeon cinema.



DESCRIPTION

The property comprises a former restaurant over ground floor & basement totalling 1,323 sq ft, aswell as a forecourt suitable for seating. There is a fully fitted kitchen with extraction, office space, small rear external outside space and storage. The restaurant was previously licensed to sell alcohol and benefitted from a license for 20 external covers. The property is available with the existing fixtures and fittings in situ.

AMENITIES

- Fully fitted kitchen with extraction
- 24 external covers – 4 on the forecourt and 20 licensed
- 40 internal covers in existing configuration
- Small Rear outdoor space
- Alcohol License



Floor	Size (sq ft)	Size (sq m)
Ground	598	55.6
Basement	730	67.89
Total	1,328	123.49

USE

Permitted for use as retail, office, medical or any other use within Class E of the Use Class Order 2020.

LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

RENT

£55,000 per annum exclusive of all other outgoings

FIXTURES AND FITTINGS

Available by negotiation

RATES

The rateable value for the property is £48,000 so the rates payable amount to c£23,952 per annum. All parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

A nominal Service Charge is payable – details on request.

VAT

Not applicable.

EPC

Available upon request.



**For further information or to
arrange a viewing, please contact:**

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