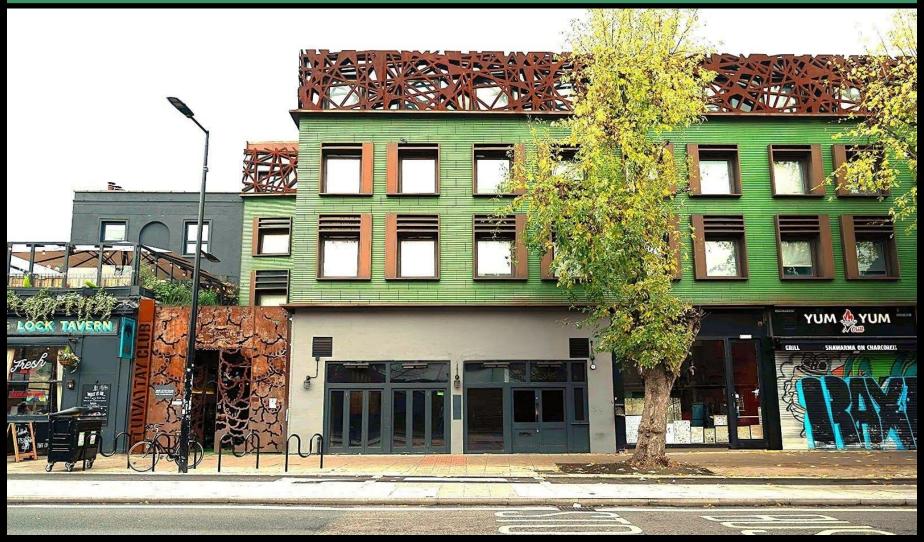
# PRIME CAMDEN RESTAURANT TO LET Unit 1, 29 – 33 Chalk Farm Road, London, NW1 8AG



Partially Fitted Restaurant with Extraction and Premises License Suitable to all Uses within Class 'E'
3,502 SQ FT (325.34 SQ M)

#### **LOCATION**

The property is located on Chalk Farm Road in Camden Town, moments away from the famous Camden Market, one of London's busiest tourist attractions, a 6 -minute walk from Camden Town Station and a 5 minute walk from Chalk Farm Road Station. The area benefits from high levels of footfall & 7-day trade.

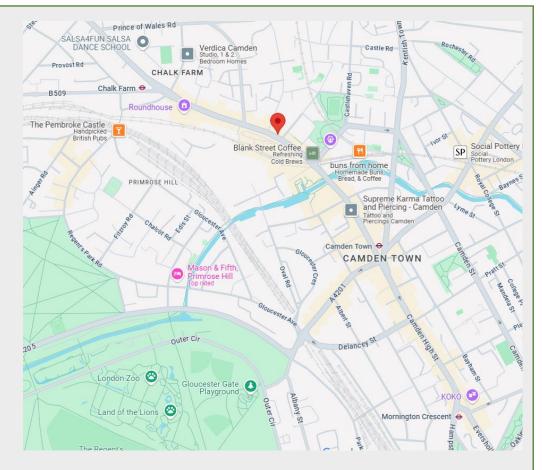
### **DESCRIPTION**

The property comprises a former restaurant over ground floor, basement & mezzanine totalling 3,502 sq ft. There is a fitted prep area and access to an extraction route to facilitate hot food cooking. The restaurant was previously licensed to sell alcohol.

#### **AMENITIES**

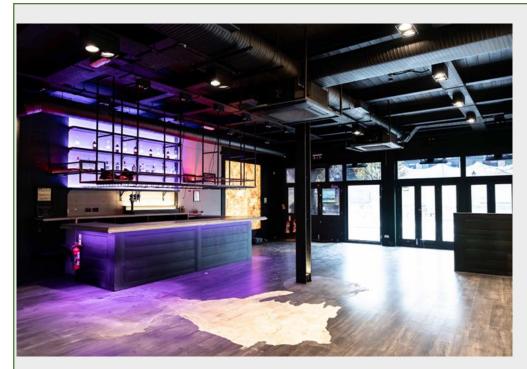
- · Fitted food prep area with walk in fridge
- · Access to extraction route to facilitate hot food cooking
- Open plan restaurant floor & mezzanine
- Double fronted
- Opposite Camden Market with 7 day trade
- Alcohol License

Floor	Size (sq ft)	Size (sq m)
Mezzanine	740	69
Ground	2,205	203
Basement	557	52.75
Total	3,502	325

















#### USE

Permitted for use as a restaurant, 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**

£135,000 per annum exclusive of all other outgoings

#### **RATES**

To be assessed.

#### **SERVICE CHARGE**

A nominal Service Charge & contribution to Building Insurance is payable details on request.

## VAT

Applicable.

### **EPC**

Available upon request.

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

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