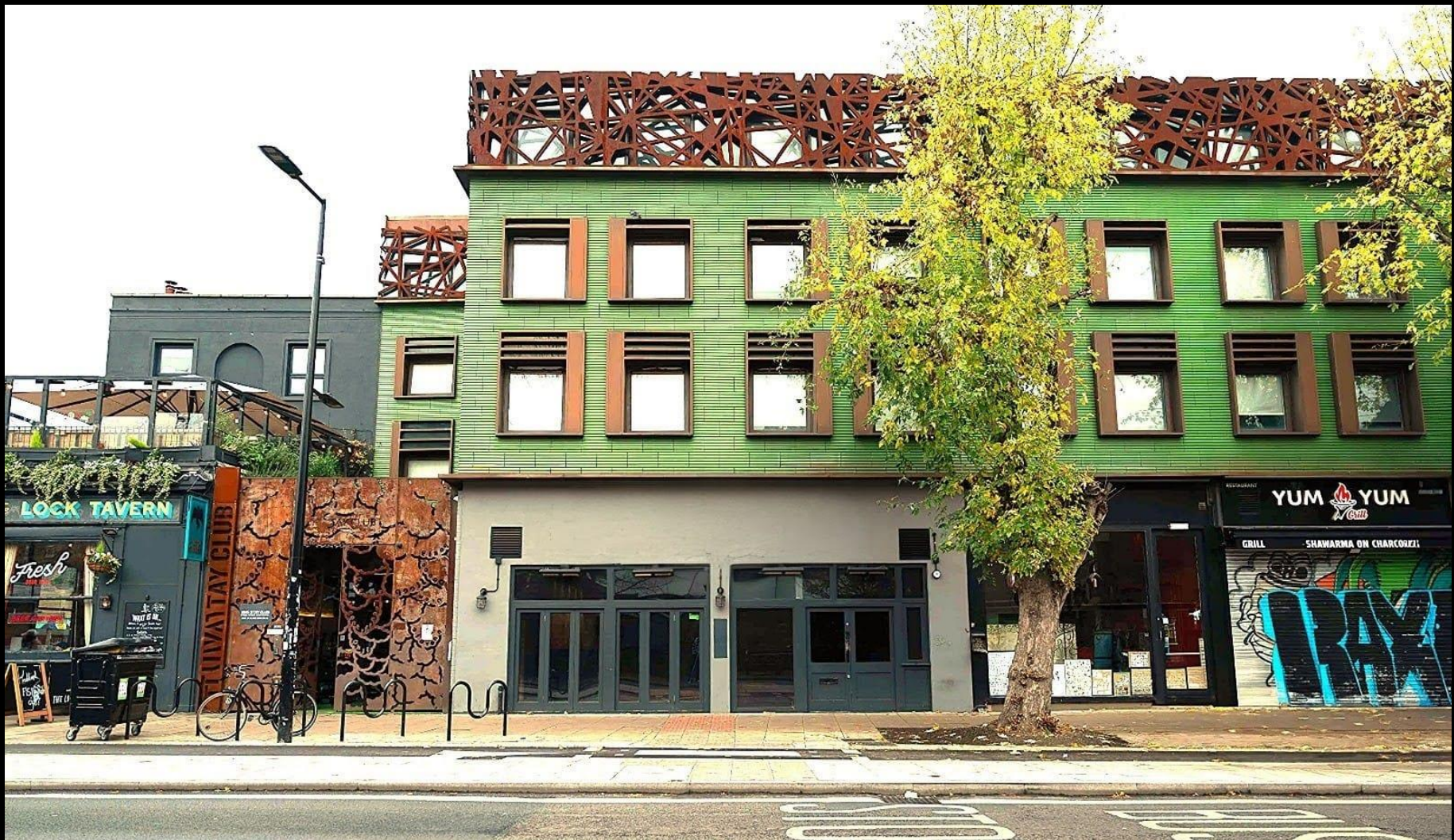


PRIME CAMDEN RESTAURANT TO LET
Unit 1, 29 – 33 Chalk Farm Road, London, NW1 8AG



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

LOCATION

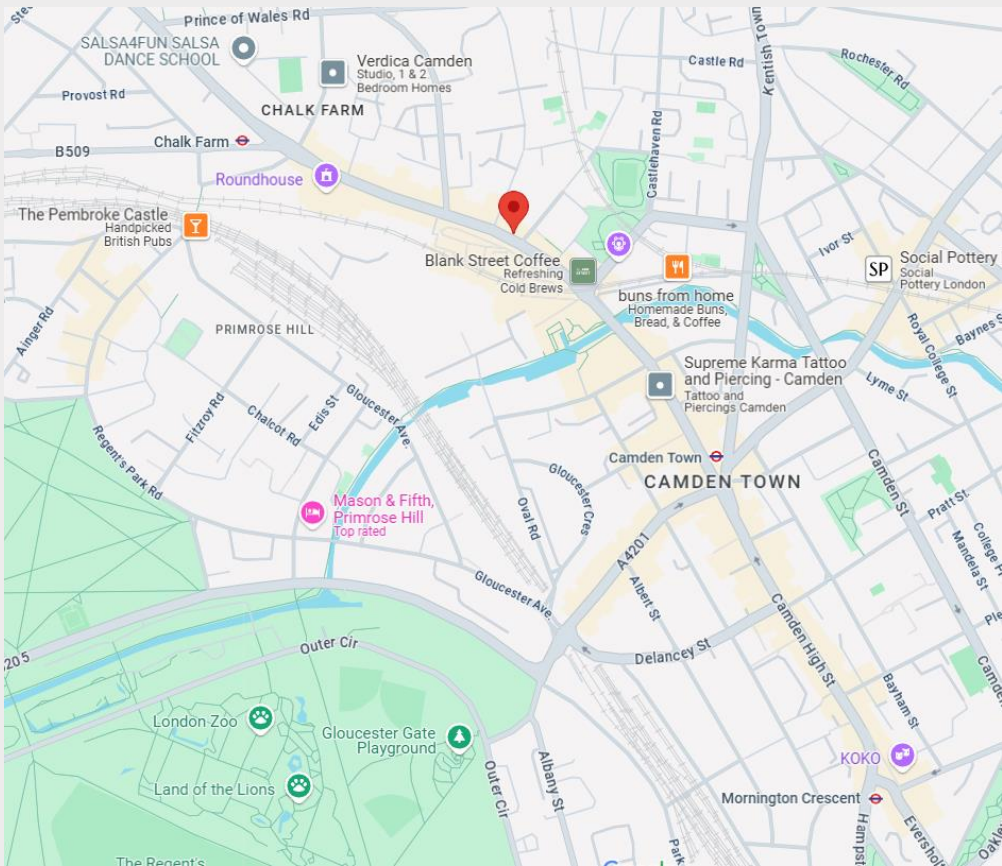
The property is located on Chalk Farm Road in Camden Town, moments away from the famous Camden Market, one of London’s busiest tourist attractions, a 6 -minute walk from Camden Town Station and a 5 minute walk from Chalk Farm Road Station. The area benefits from high levels of footfall & 7-day trade.

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.

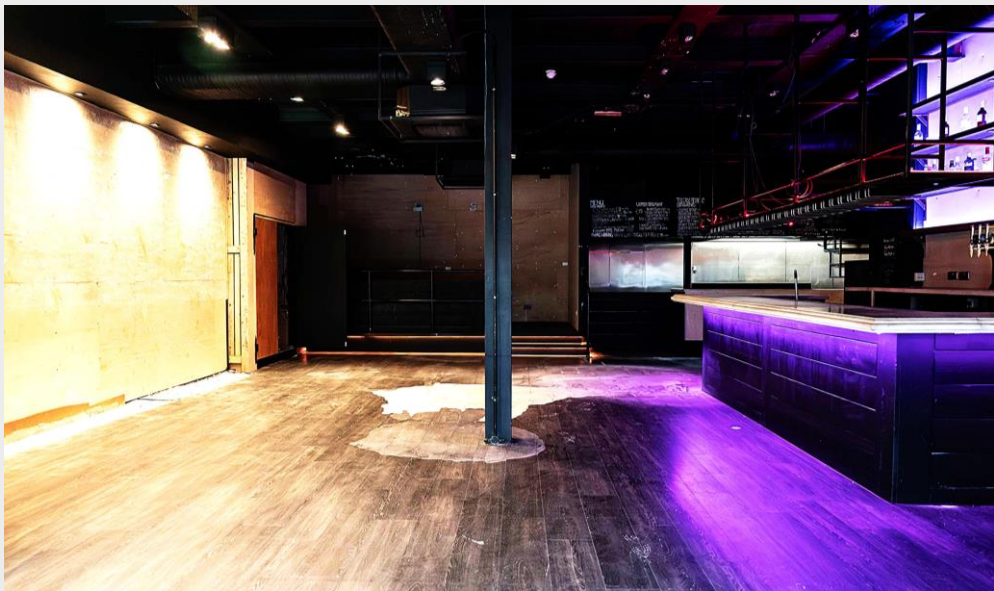
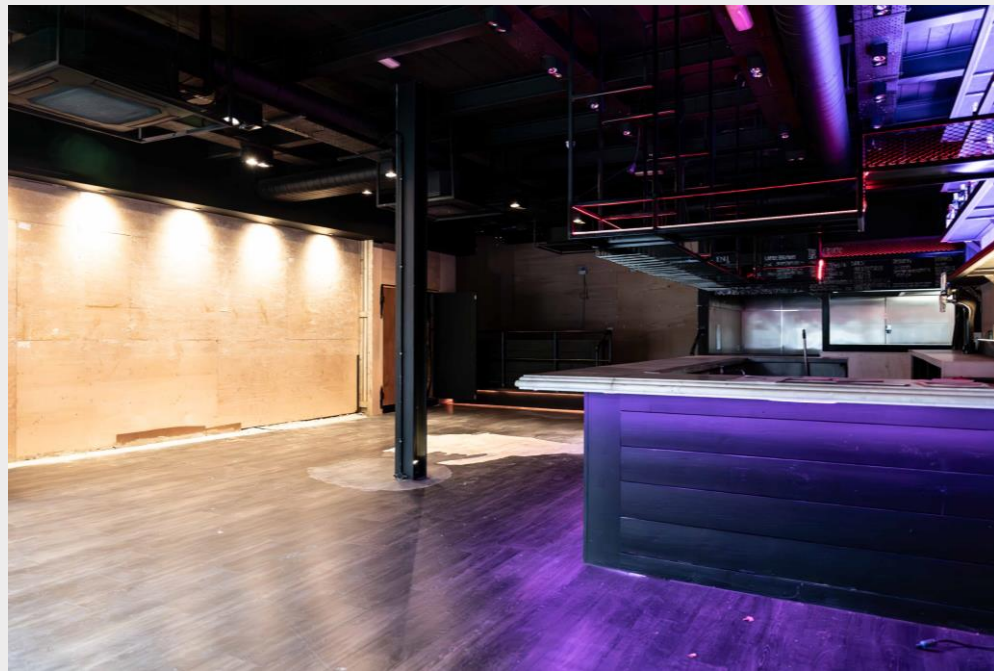
AMENITIES

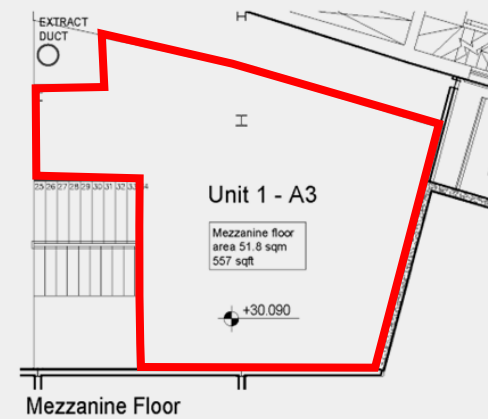
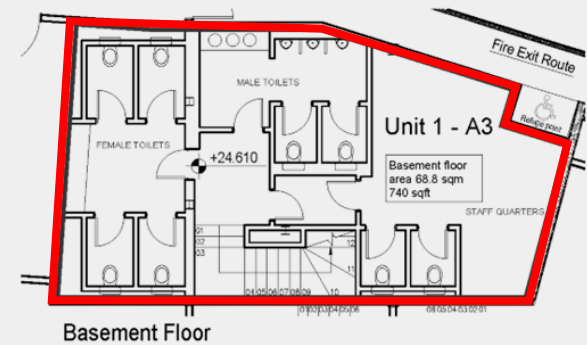
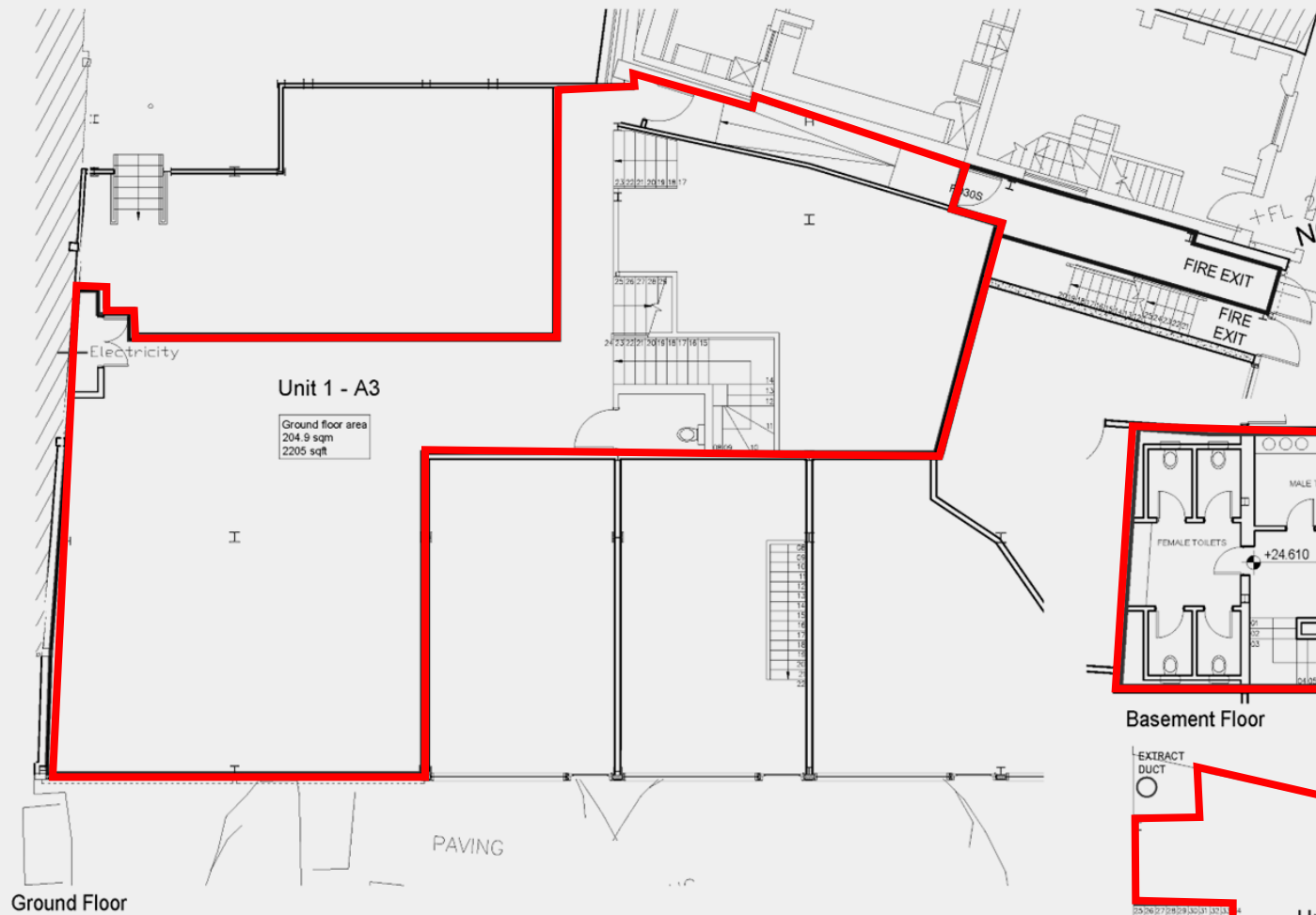
- Fitted food prep area with walk in fridge
- Access to extraction route to facilitate hot food cooking
- Open plan restaurant floor & mezzanine
- Double fronted
- Opposite Camden Market with 7 day trade
- Alcohol License



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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