



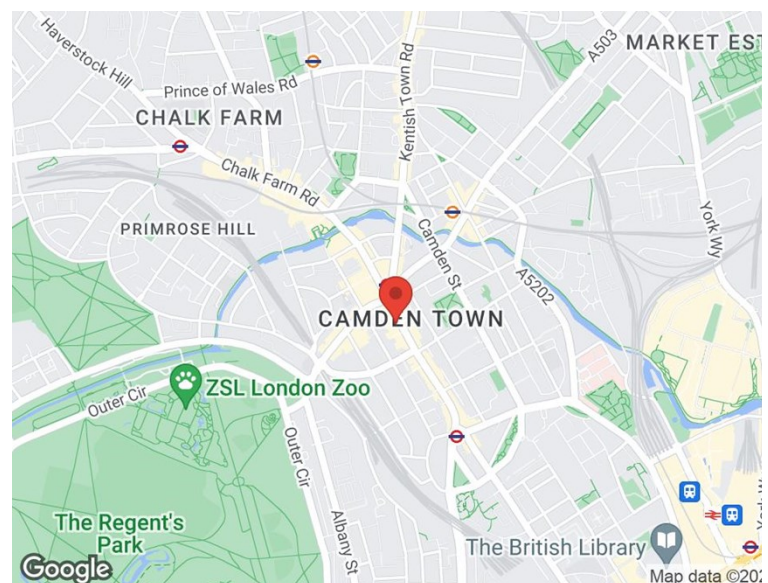
## 155 Camden High Street, London, NW1 7JY

A GROUND FLOOR RESTAURANT PREMISES CLOSE TO CAMDEN TUBE STATION ON CAMDEN HIGH STREET

### TO LET

Area: 1,050.00 FT<sup>2</sup> (97.55M<sup>2</sup>) | Rent: £65,000 per annum, exclusive / Premium £90,000 |

- Dining area for approx. 24 covers
- Open plan commercial kitchen
- Commercial extraction
- Customer W/C
- Basement storage





## 155 Camden High Street, London, NW1 7JY

### LOCATION:

The premises are situated on the westerly side of Camden High Street, south of the junction with Parkway and Greenland Road and opposite to the junction with Greenland Street. Other local businesses include Pret-A-Manger, Tapioc Wraps, Chicken Shop, Tortilla Camden, Wasabi Sushi & Bento, MacDonalDs, Greggs, Tesco Express, M&S Simply Food, Vodafone, Boots, Estee Lauder, Ultimate Craft, Ryman Stationary, TK Maxx, Nationwide Building Society and Lloyds Bank. Public transport is accessed via Camden Town Tube Station (Northern line).

**LOCAL AUTHORITY:** Camden Council

### DESCRIPTION:

Shop Premises:

The premises occupy the ground floor and basement of a mixed-use, early 20th Century, 3 storey terrace building. The fully glazed frontage leads to an open plan restaurant seating area for approximately 24 covers.

To the rear of the premises is a serving bar commercial kitchen, fitted with full extraction. The premises also benefits from a basement with good ceiling height, current access is via a trapdoor and ladder.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor Restaurant	686.00	63.73
Basement Storage	364.00	33.82
<b>TOTAL</b>	<b>1,050.00FT<sup>2</sup></b>	<b>97.55M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

**LEASE TERMS:** Sub-Lease to mirror the Superior Lease for a remaining term of approximately 9 years.

**RENT:** £65,000.00

### RATES:

Rateable Value £79,500 per annum  
Rates Payable £40,704 per annum

(Rates for entire building, shop rates to be apportioned).

NB - We strongly advise you to verify the rates with the London Borough of Camden's Business Rates department on 0207 974 6460.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises is elected for VAT

**EPC:** Available upon request.

### CONTACT:

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