

**London, NW1**  
**185 Camden High Street**

## A1 RETAIL UNIT TO LET

- **New lease available**
- **Prime location**
- **1 minute from Camden Town tube**



### Location

The property is located on the western side of Camden High Street, diagonally opposite Camden Town tube station.

The property is adjacent to **EE** and **O2**, and other operators in close proximity include **Costa Coffee**, **Pret A Manger**, **American Apparel**, and **Marks & Spencer**.

### Accommodation

The unit is arranged over ground and first floors and comprises the following approximate net internal floor areas:

Ground floor sales: 1,300 sq ft (120.77 sq m)  
First floor ancillary: 932 sq ft (86.58 sq m)

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

### Rent

**£190,000 per annum** exclusive.

### Rates

We have been verbally informed that the premises are valued for rating purposes as follows:

Rateable Value	£109,000
UBR 2015/16	49.3p
Rates Payable 2015/16	£53,737

*Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.*

### Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

### Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

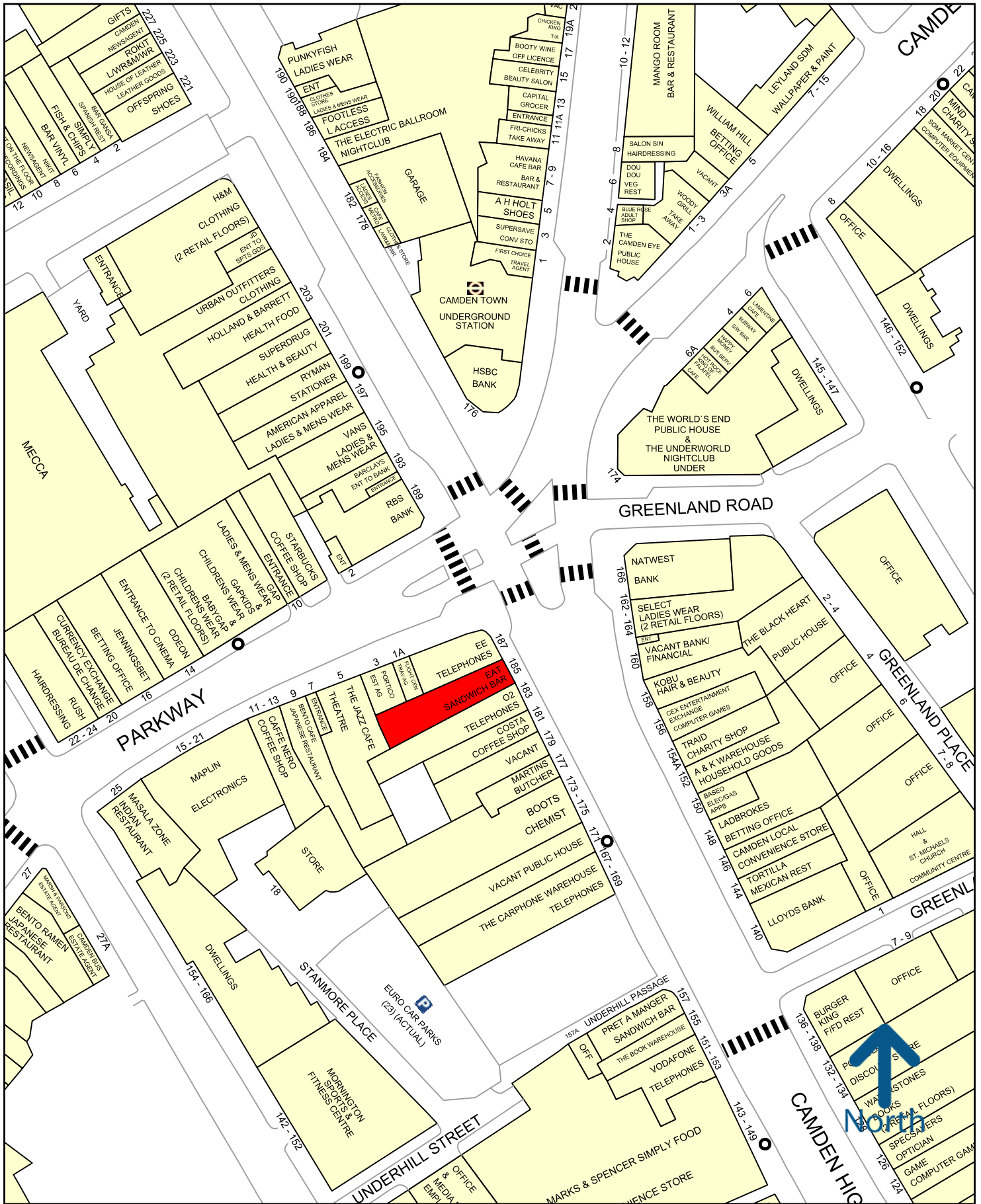
### Viewing

For further information or to arrange a viewing please contact:

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50 metres

Experian Goad Plan Created: 04/02/2016  
Created By: Black Stanniland

