

PRIME CAMDEN RESTAURANT OPPORTUNITY

**27-28 CHALK FARM ROAD
LONDON NW1
OPPOSITE STABLES MARKET**

LOCATION

The premises are located on a prominent corner position in Camden, directly opposite The Stables Market and close to Camden Lock. Operators close by include Costa Coffee, Blank Street Coffee, Camden BBQ and the Hawley Arms Pub. Camden Underground Station is a short walk from the property.

ACCOMMODATION

The premises are arranged over ground, mezzanine and basement floors, providing the following approximate areas:

Ground Floor	2,088 sq/ft
Mezzanine	288 sq/ft
Basement	2,174 sq/ft
TOTAL AREA	4,554 sq/ft

LEASE

The premises are to be made available on a new lease for a term to be agreed. The lease will be contracted outside the Landlord & Tenant Act.

RENT

On application.

USE

The premises has an E Class planning use. A variety of uses will be considered.

EPC

Available on request.



RATES

Rateable Value : £180,000 (2024 / 2025)

Rates Payable : £98,280 per annum

Business rates relief may apply. The above figures are to be used as a guide. Interested parties are advised to make their own enquiries with the Local Authority.

HANDOVER CONDITION

The premises are currently fitted as a restaurant with bar, karaoke booths, kitchen, extract, fridges, freezers and air conditioning in place. There will be no landlords works carried out prior to completion

LEGAL COSTS

Each party is to bear their own legal costs in connection with the transaction.

VIEWING

Viewings to be arranged through Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com

Tel: 07900 217624

Andrew Brown: abrown@blb.uk.com

Tel: 07766 760057

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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