

# CAMDEN - CLASS E PREMISES TO LET 30 Camden Road, London NW1



## USE

A variety of uses will be considered within Class E of the Use Classes Order.

# RATES

Rateable Value£22,000Rates Payable 24/25£10,978 per annum

Please note that interested parties may qualify for rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

## LEGAL COSTS

The incoming tenant to pay the landlords reasonable legal fees in connection with the transaction.

# EPC

Available on request.

# VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler Mob: 07900 217624 Email: <u>ofowler@blb.uk.com</u>

#### LOCATION

The premises are located in a busy trading position on Camden Road, close to Camden Underground Station.

Operators in the immediate vicinity include Sainsbury's, Raven Records, Rawhide, Salon Sin, Mind Camden, Camden Barbers and Leyland SDM.

## ACCOMMODATION

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

Ground Floor	284 sq/ft
Basement	270 sq/ft
Total Area	554 sq/ft

The premises has the benefit of a large garden which is included within the demise.

## RENT

£29,500 per annum exclusive.

# LEASE

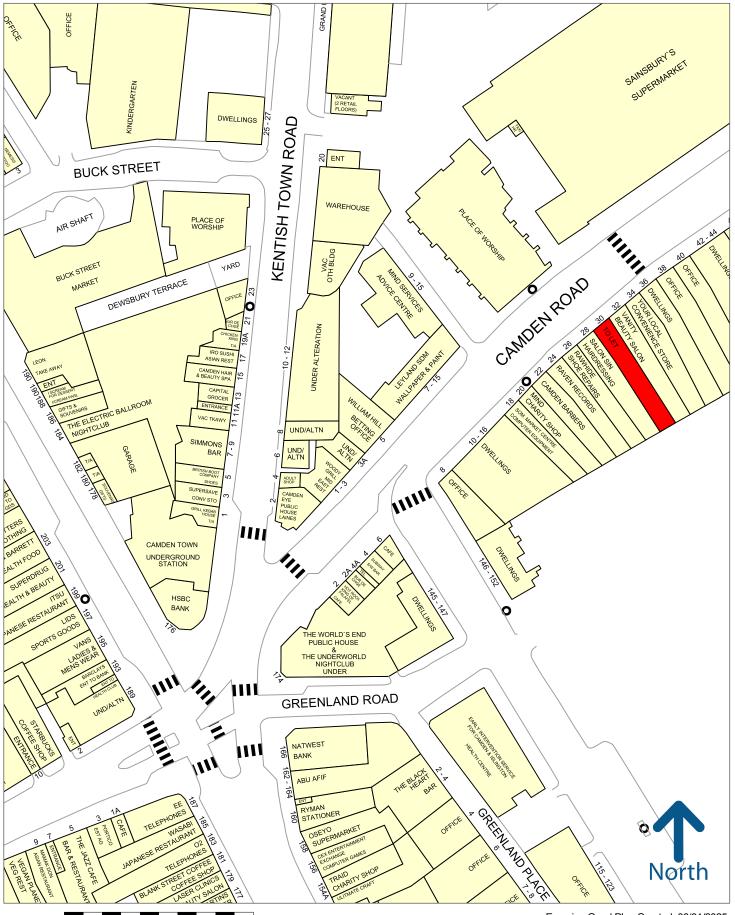
The premises are to be made available on a new lease for a term to be agreed.

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

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

Camden Town





50 metres

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Experian Goad Plan Created: 06/01/2025 Created By: Blanchflower Lloyd Baxter

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