

CAMDEN - CLASS E PREMISES TO LET

30 Camden Road, London NW1

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.



USE

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

RATES

Rateable Value	£22,000
Rates 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.

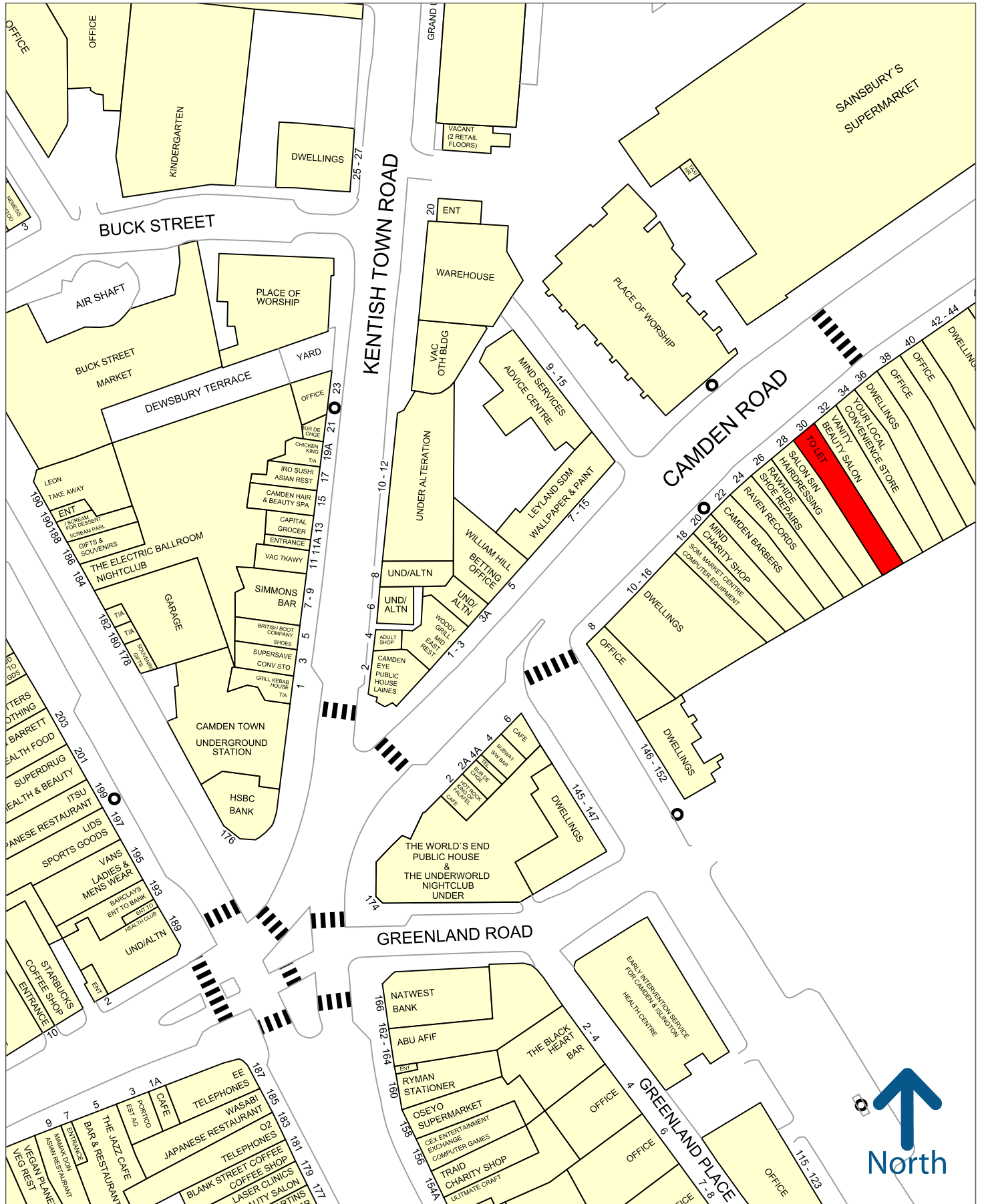
VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

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50 metres

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