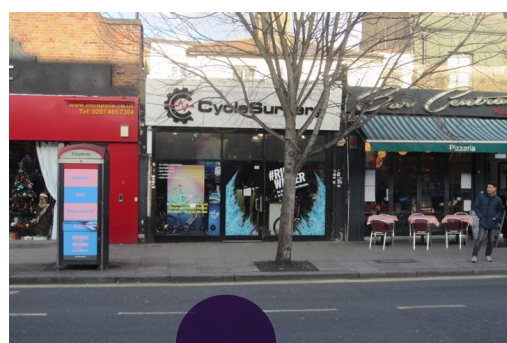


Shop to let.

Camden, 44 Chalk Farm Road.

NW1 8AJ.



Directly opposite Camden Market.

Popular tourist destination all year round.

Potential for restaurant or takeaway use.

Contact.

Callum Mortimer

callum.mortimer@gcw.co.uk
020 7647 4824

Callum Stephenson

callum.stephenson@gcw.co.uk
020 7647 4808

Location.

The retail unit is situated on the north side of Chalk Farm Road opposite Camden Stables Market. The pitch features a range of local and multiple retailers and restaurants including **Costa, Bird, Nando's, Sainsbury's, Paddy Power** and **Cross Eyes**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	5.80 m	19 ft
Internal Width	4.90 m	16 ft 1 in
Ground Floor Sales	140.28 sq m	1,510 sq ft
First Floor Sales	23.78 sq m	256 sq ft
Second Floor Ancillary	33.44 sq m	360 sq ft

Rent.

Offers in excess of £50,000 pax are invited.

Business Rates.

Rateable Value £45,249

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 7974 4444.

Lease Terms.

Available by way of a new full repairing and insuring lease for a minimum term of 10 years.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

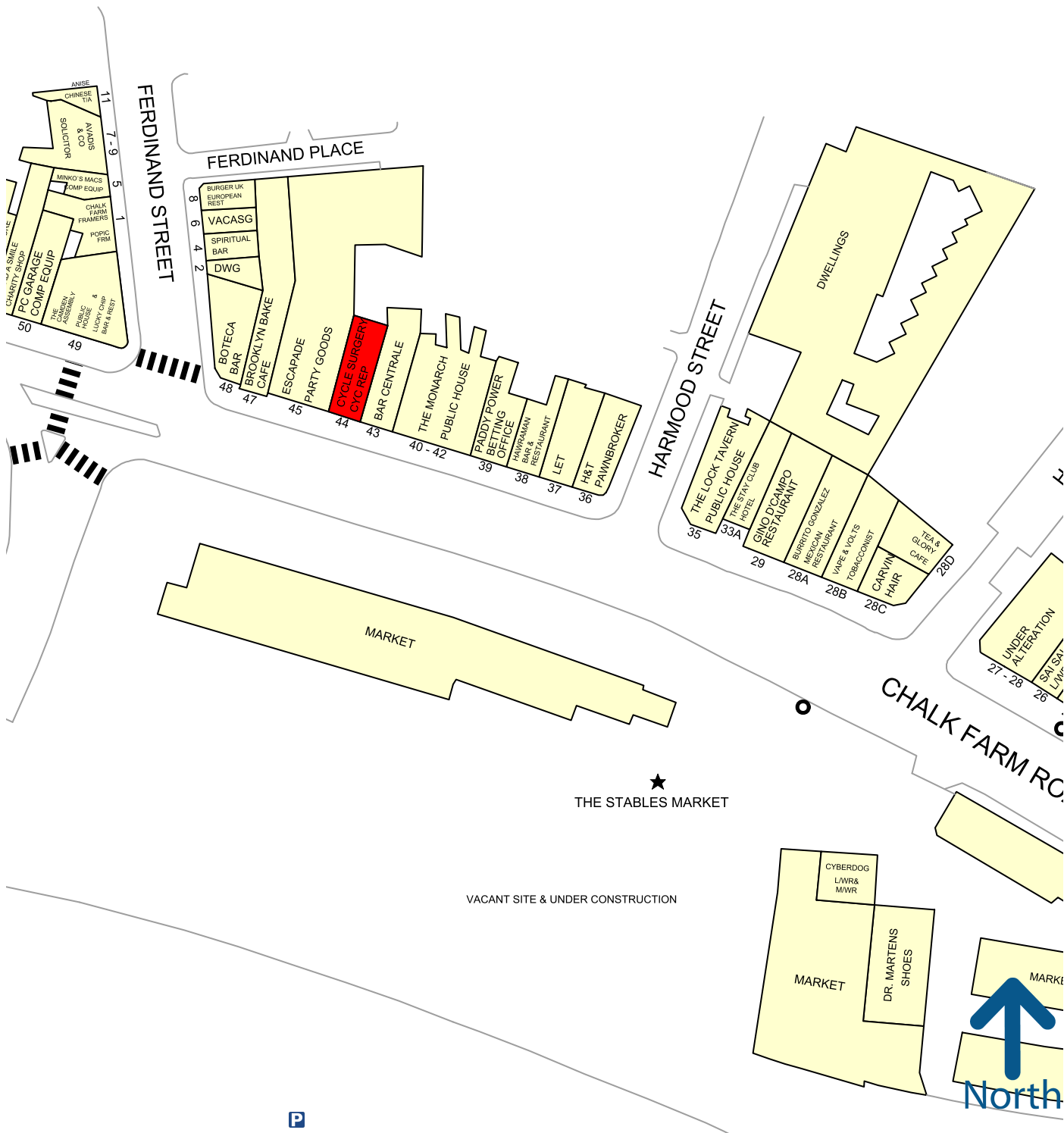
Each party to be responsible for their own legal costs.

Subject to Contract.

June 2020



**Camden, 44 Chalk Farm Road.
NW1 8AJ.**



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