



CAFE / BAKERY PROPERTY

Lease Available

100% Prime Camden Cafe / Bakery Opportunity
Overlooking Camden Lock and Hawley Wharf



100% Prime Camden Cafe / Bakery Opportunity
Overlooking Camden Lock and Hawley Wharf
250 Camden High Street, London NW1 8QS

Approx. 1,394 sq ft

Location

The premises are located in a very prominent position at the end of the parade, which runs between the junction with Hawley Crescent / Jamestown Road, and Camden Lock

World-famous Camden Market, and the newly developed Hawley Wharf are located just over the lock, along with the many retailers, restaurants and bars further down along Chalk Farm Road.

Nearby operators include Wagamama, Shake Shack, Bunsik, MTV's European HQ, and many more independent retailers.

Nearby

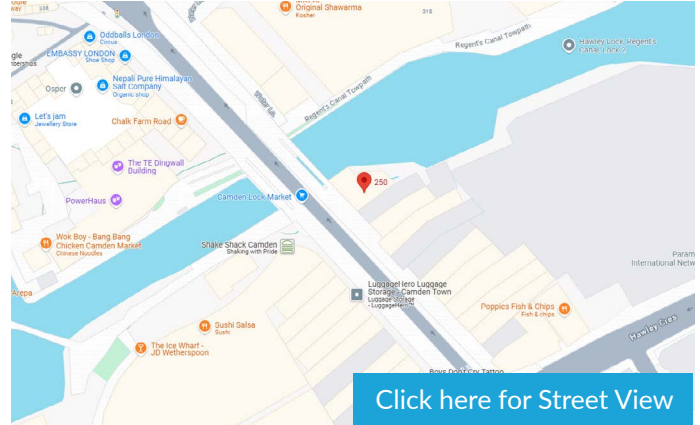


**CAMDEN
MARKET**

BUNSIK분식



100% Prime Camden Cafe / Bakery Opportunity Overlooking Camden Lock and Hawley Wharf



Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	793 sq ft
Basement	601 sq ft
Total Internal Area	1,394 sq ft 129.55 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£93,000
Payable 2025/26	£32,085

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Lease

Assignment of lease, expiring in January 2029 at a current rental of £145,720 pax. The lease is understood to be held outside the Landlord & Tenant Act 1954.

A new lease may be available, subject to Landlord's consent.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Premium

On Application. For the benefit of the Leasehold Interest, Fixtures & Fittings, and Premises Licence.

Premises Licence

The Premises Licence allows:

Supply of Alcohol:

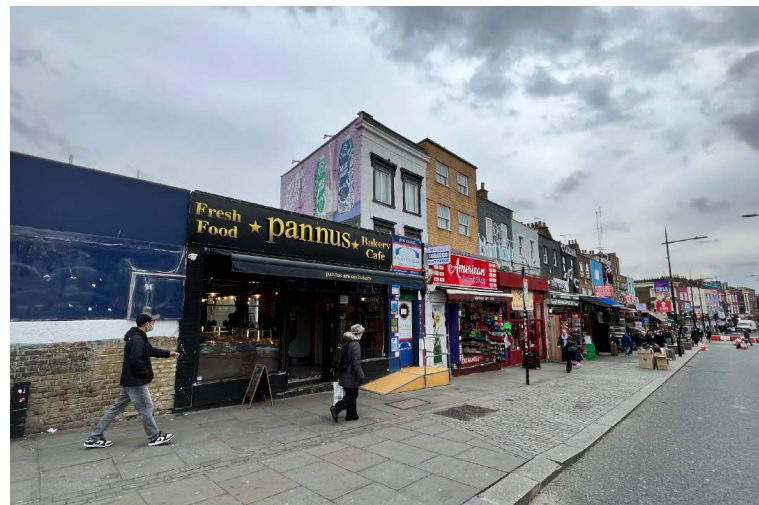
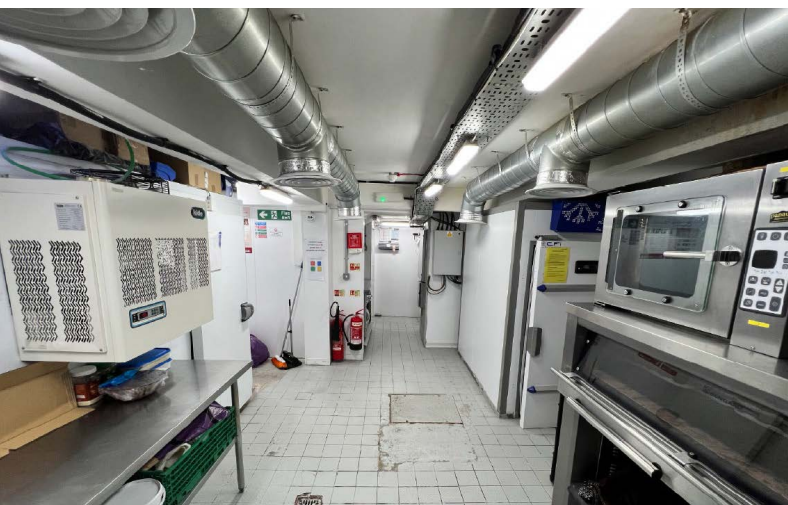
Until 12:00 am - Monday to Sunday.

Contact

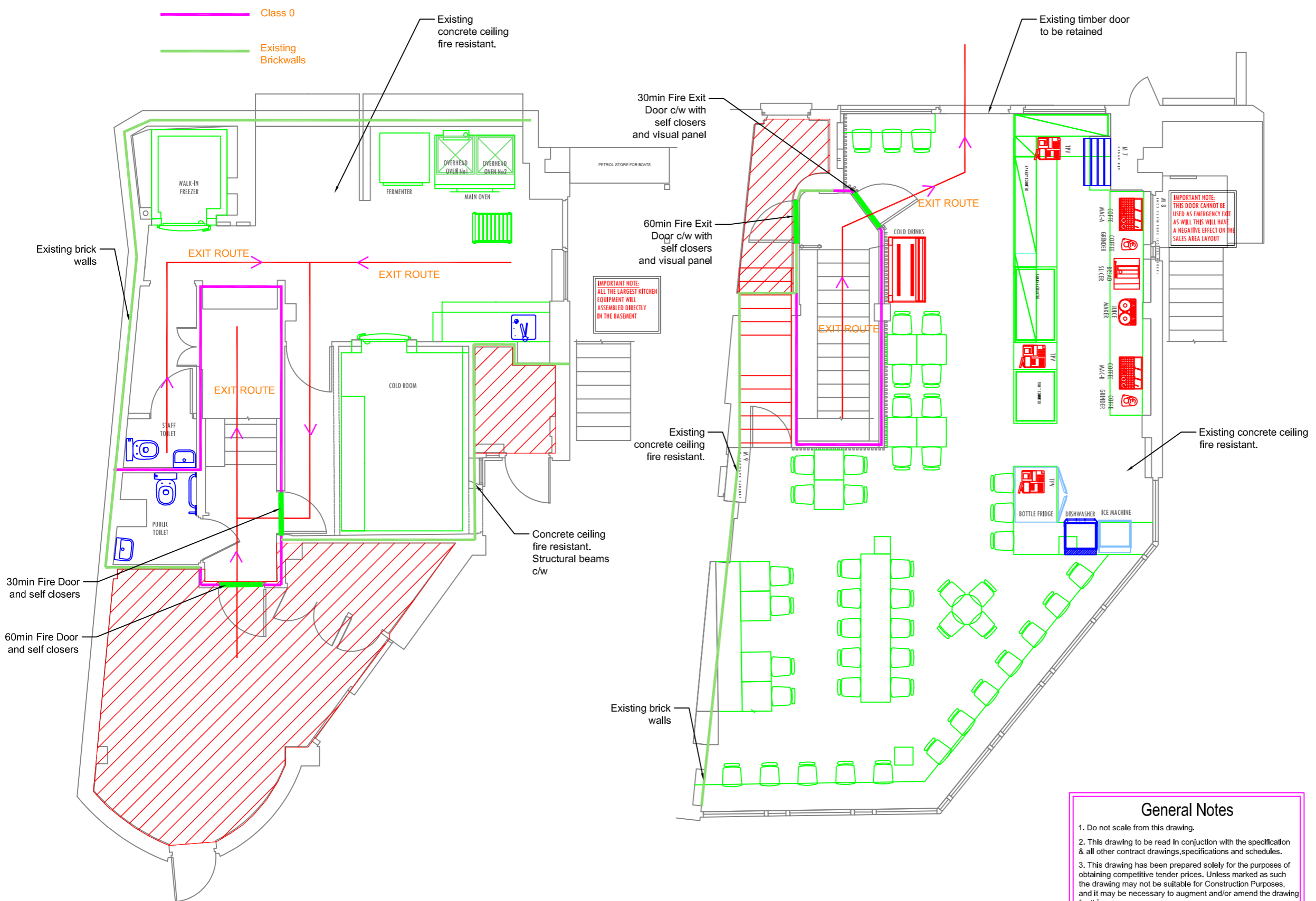
Please note this is highly-confidential, with **no approaches to be made to any staff**. For further information please contact sole-agents:

Theo Benedyk - tb@lewisraig.co.uk
020 7009 0486

Richard Grossman - rg@lewisraig.co.uk
020 7009 0482



AS-BUILT DRAWING



General Notes

1. Do not scale from this drawing.
2. This drawing to be read in conjunction with the specification & all other contract drawings, specifications and schedules.
3. This drawing has been prepared solely for the purposes of obtaining competitive tender prices. Unless marked as such the drawing may not be suitable for Construction Purposes, and it may be necessary to augment and/or amend the drawing for this purposes.
4. No liability will be accepted for any omission or inconsistency should this drawing be used for construction without the express consent of Garcia Consulting.
5. Work must not start on site before a construction phase health and safety plans in place(if applicable) and the health and safety executive have been notified (for projects which will involve more than 500 person days and/or will last more than 30 working days).

No	Date	By	Comments	Chk'd
2	05.11.19	MGG	As-Built Drawing	MGG
1	07.03.19	MG	BC Comments	MG

Do not scale
All dimension to be checked on site

Job Title:
PANNUS
250 Camden High St
London NW1 8QS
Job Number:
JD/002/772

Drawing Title:
**GENERAL –
BUILDING CONTROL
REQUIREMENTS**

Ground Floor

Designed: MGG	Drawn: MGG
Scale: 1:75 @ A3	Date: 27.09.2018

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Client	Drg. No.	Rev
SM	BC-01	2