



Shop to Let

44 Chalk Farm Road
Camden
London NW1 8AJ

Size
2,148 sq ft

Rent
£50,000 pax

Rateable Value
£61,500

- * Prime location near Camden Market
- * 4-Minute Walk to Chalk Farm Station (Northern Line) & 5 minutes from Camden Town Station
- * Existing Extraction
- * Large Ground Floor Sales Area with Frontage on Chalk Farm Road
- * Extensive Ancillary Storage space

SHOP TO LET

Location

Located in the heart of Camden, 44 Chalk Farm Road sits opposite the world famous Camden Market. This vibrant cultural hub home to The Roundhouse, independent fashion, and street food draws massive daily crowds of tourists and professionals.

Chalk Farm Station (Northern Line) is just a 4-minute walk away, providing rapid access to the City and West End alongside nearby Overground and 24-hour bus links.

With significant recent investment in Hawley Wharf and Camden Goods Yard, this high footfall area is a premier, sought-after location for any business.



Description

The property comprises a ground floor retail area with accommodation spread over the lower ground, ground, and first floors. The ground floor is currently configured with a large bar/serving area upon entry, leading to additional sales space at the rear and customer W/Cs.

Ancillary storage is located on both the lower ground and first floors and the premises is equipped with extraction in place.

Lease Terms

Available by way of a new lease direct from the landlord

Floor Areas

Ground	1,535 sq ft
Mezzanine	215 sq ft
First	398 sq ft

