

TO LET



67 Camden High Street, London, NW1 7JL

AREA: 1,263 sq.ft (117 sq.m) approx. | **RENT:** £60,000 PAX

LOCATION:

The property occupies a prime trading position on the Westside of Camden High Street, close to its junction with Hampstead Road and Mornington Crescent tube Station. the property sits opposite Lidl Supermarket and Poundland . Multiple occupiers located nearby include KFC, Boots, Savers and Sainsburys Local

DESCRIPTION:

The property is arranged over ground floor and basement levels and provides an open plan space over the ground floor retailing area suitable for a wide variety of retailers with a WC / Kitchen and storage space at the rear of the unit.



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	949	88
Basement	314	29
TOTAL	1,263 sq.ft	117 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Glazed Shop frontage
- Bus stop directly outside
- Many national retailers nearby
- Good sized frontage

TERMS: Available on a new FRI lease for a term to be agreed.

RENT: £60,000 PAX

RATES PAYABLE:

The approx rates payable are £16,200 per annum.

VAT: TBC.

SERVICE CHARGE:

Pro rata.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

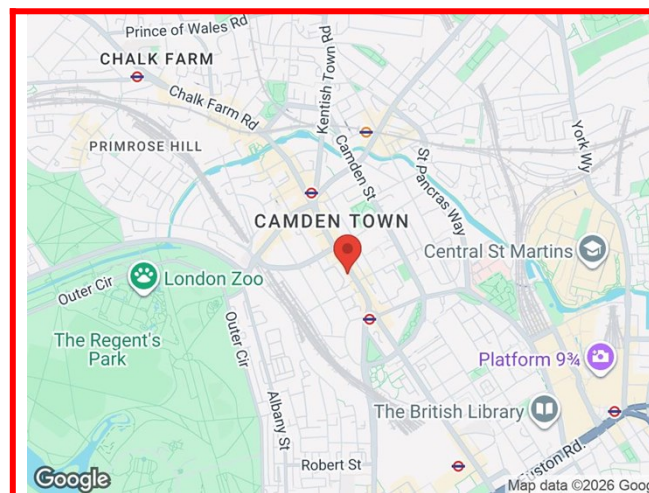
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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020



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