

PRIME UNIT AVAILABLE

CAMDEN

UNIT 2, 193/209 CAMDEN HIGH STREET, NW1 7BT



Location

The property is situated in a 100% prime location opposite the Underground Station in the most prominent parade in Camden. Surrounding occupiers include **Vans, Itsu, Holland and Barrett, Urban Outfitters, JD Sports and H&M.**

Accommodation

The property is arranged over two floors providing the following approximate floor areas:

Ground Floor Sales:	1,588 sq ft	147.5 sq m
Basement Sales:	1,280 sq ft	118.9 sq m
Basement Ancillary:	506 sq ft	47 sq m
Total Sales:	2,868 sq ft	266.4 sq m

Rent

Available on request.

Tenure

The premises are available by way of a new 5 or 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£213,000
UBR (2019/2020):	0.491p
Rates Payable:	£104,583

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

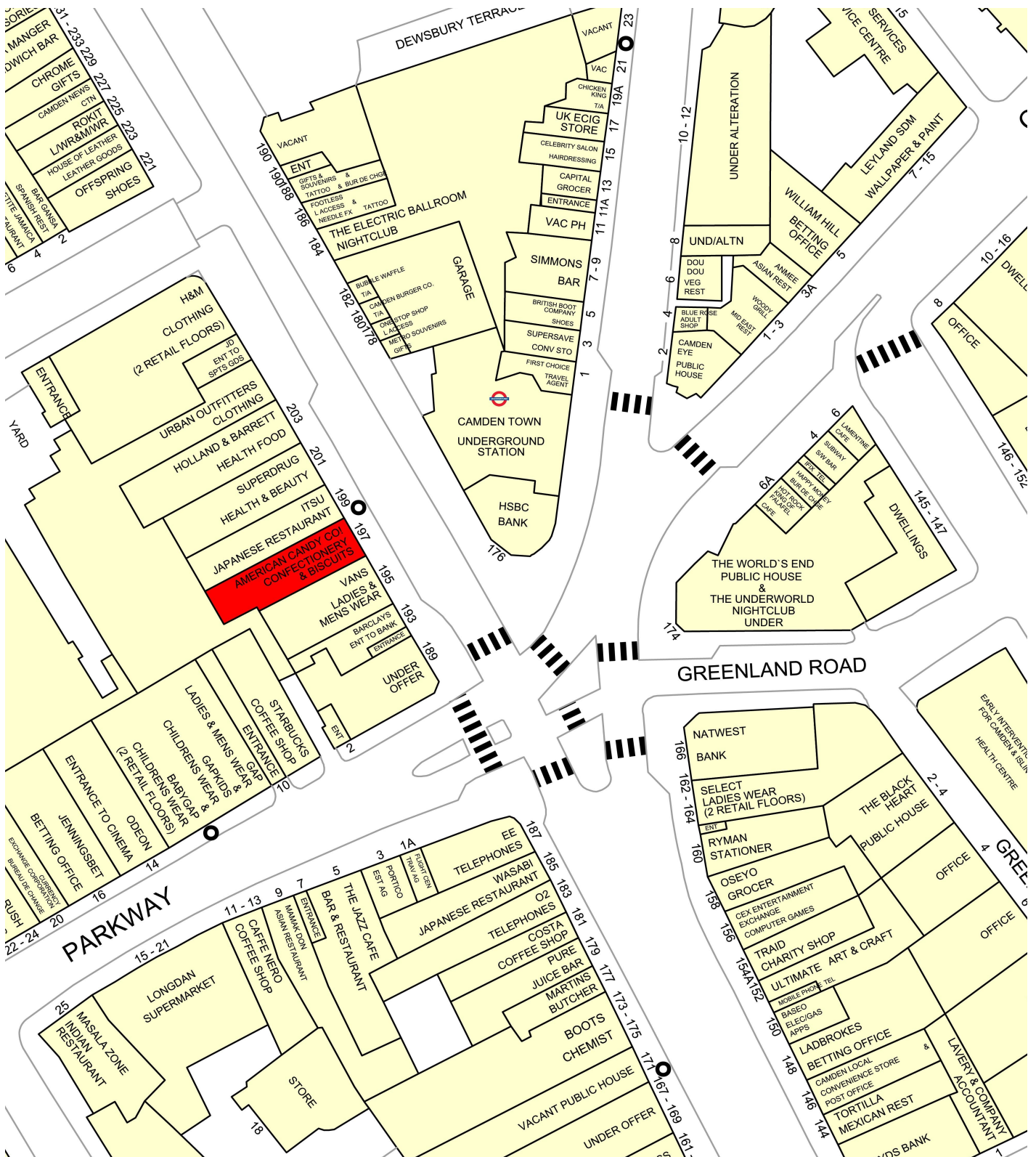
Available upon request

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VIEWING & FURTHER INFORMATION

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