



Ideal For
Retail / Coffee

Camden – 179 High Street, NW1 7JY

Location

- The property is located in the High Street's prime pitch, 1 minute's walk from Camden Town underground station which drives strong footfall 7 days a week.
- Immediate neighbours are **Boots, Costa, Wasabi** and **EE**. Retailers that anchor the High Street are **Marks and Spencer** and **Aldi Express**.
- **TKMaxx** are to open a 2 floor store on the High Street in May 2021.



Description

- The property is fully fitted as an A1/Class E food unit.
- The property provides retail and storage space as detailed below.
- Larger space is an option – please contact the agents.
- Plans are available if required.

The property provides the following retail and storage space.

Description	Imperial	Metric
Gross Frontage	15'5	4.7
Internal Width	13'10	4.2
Shop Depth	54'10	16.7
Ground Floor	987	91.7
First Floor	678	63
Second Floor	594	55.2
Third Floor	236	21.9
Basement	690	64.1

Lease

Available by way of new lease for a term of 5 years plus.

Rent

£125,000pax

Rates

The VOA advise that the rates are:

Rateable Value	£113,000
Rates payable@ .512	£57.856

Please note that rates payable are temporarily zero as a result of Covid-19.

Legal Costs

Each are to bear their own associated legal costs

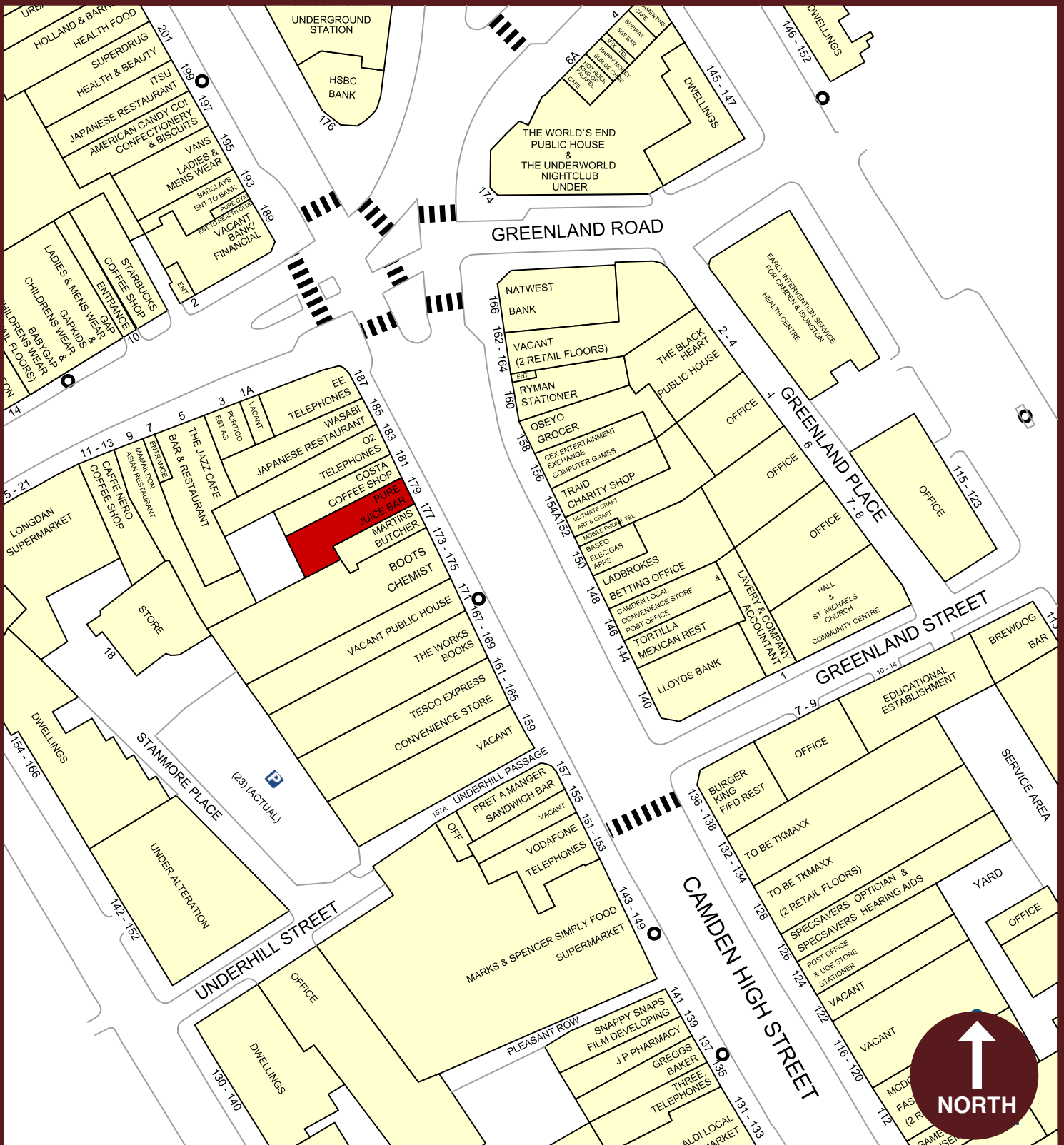
EPC

Being prepared.

Contact

Please contact Ryan Kennedy on **07715 001003** or joint agent Richard Yendle, JLL on **020 7087 5218**





50 metres

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