

**178 Royal College Street
Camden
London
NW1 0SP**



A3 with C3 upper floors - Entire Building with small outdoor area to the rear

TO LET

2,100 sq ft (195.12m²)

NetworkRail

Grant Mills Wood
part of riley consulting

www.grantmillswood.com

020 7629 8501

Location

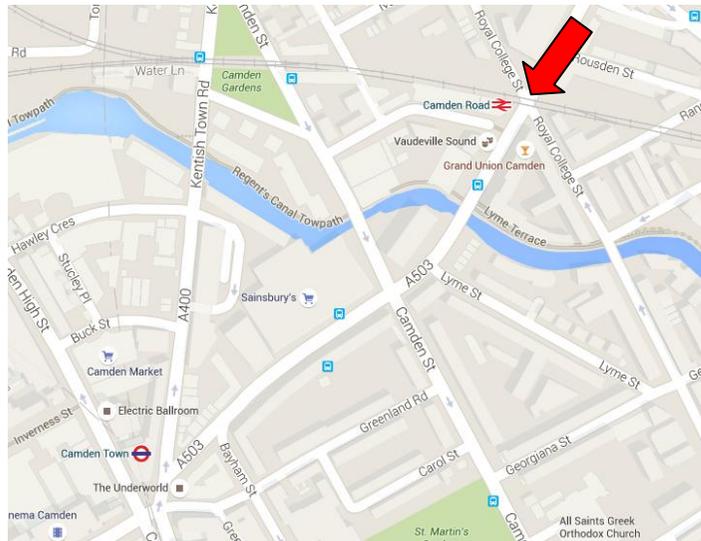
Located on the corner of Royal College Street and Camden Road, the property is situated opposite Camden Road Station (Overground) and is a short walk from Camden Town Underground Station (Northern Line). The property is prominently positioned so that it can be seen as soon as you walk out of Camden Road Station, opposite Grand Union bar.

Description

The A3 accommodation spans over the whole of the ground floor, with a small outdoor area to the rear of the property. There are three WC's on the ground floor. At the front of the premises there is space for outdoor tables subject to a pavement licence.

The building has both gas and electricity supplies. The retail accommodation has a glass frontage of approximately 5m, whilst the residential accommodation has a single door to the right hand side, leading to the upper floors.

The residential accommodation is spread across the first and second floors, with three bedrooms on the first and two on the second, the second has a kitchen. Both floors have bathrooms.



©Googlemaps

Floor Areas (approx)

	Sq ft	(m ²)
Ground Floor	1,228	(114.08)
First Floor	436	(40.52)
Second Floor	436	(40.52)
Total	2,100	(195.12)

Terms

The property is available on new lease directly from the landlord on terms to be agreed. The rent to be in excess of £50,000 per annum exclusive. Rents will be plus VAT. **Subject to Contract.**

Rates

Interested parties are advised to make their own enquiries via the London Borough of Camden.

Planning

We understand the building benefits from A3 and C3 (residential) uses, however alternative uses will be considered subject to planning. Interested parties should make their own investigations.



Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property July 2016.

Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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