

## TO LET – Camden High Street



## LONDON – 159/161 Camden High Street, NW1

### Location

Camden is an affluent, popular and desirable area providing an eclectic mix of markets, restaurants and bars. With the added benefit of the Grand Union Canal and Camden Lock, the location attracts a large number of domestic and international tourists meaning the area benefits from a strong footfall 7 days a week.

The subject property is located within a prime position on Camden High Street next to a recently opened Tesco Express. Other nearby occupiers include Boots, M&S, Pret and Costa Coffee.

### Accommodation

The property is arranged over ground floor only, providing the following approximate floor area:

Ground Floor Area    2,033 sq ft    188.87 sq m

### Term

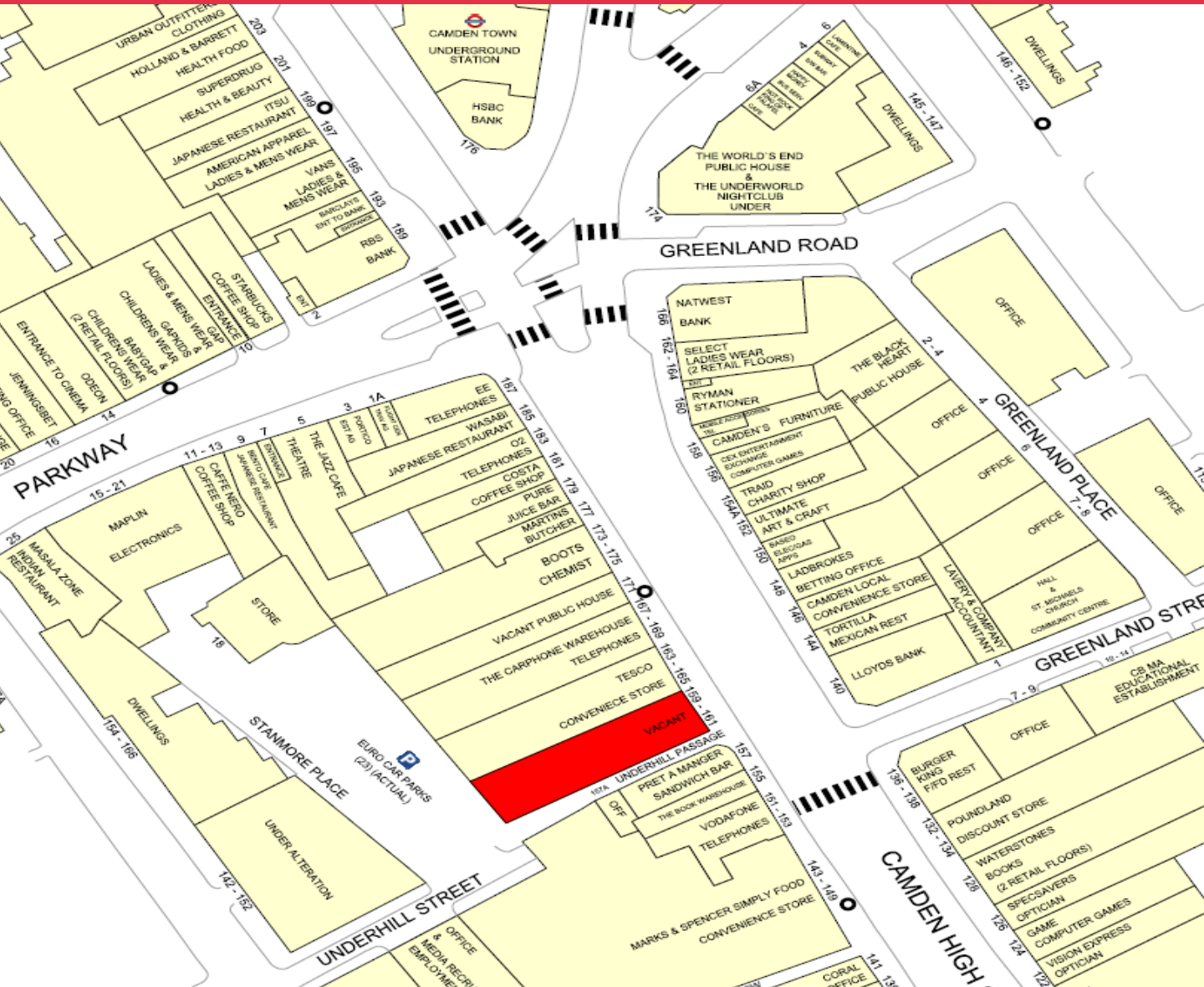
The property is available by way of a new 10-year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

### Rent

Further details on request.

### Rates

Interested parties are advised to make their own enquires.



Plan not to scale. Experian Goad Plan created August 2017. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

## EPC

Certificate available on request

## Legal

Each party is responsible for its own legal costs incurred in this transaction

## SUBJECT TO CONTRACT

## Viewing

For further information, please contact :

### Richard Griston

+44 (0) 207 861 1188

[Richard.griston@knightfrank.com](mailto:Richard.griston@knightfrank.com)

### Natalie Chandler

+44 (0) 207 861 1575

[Natalie.chandler@knightfrank.com](mailto:Natalie.chandler@knightfrank.com)