



Ideal For
Retail / Coffee

Camden – 177 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.



Click for
Streetview

Description

- Larger space is an option – please contact the agents.
- Plans of the property are available if required.

The property provides the following retail and storage space.

Description	Imperial	Metric
Internal Width	12'10	3.9
Shop Depth	42'	12.8
Ground Floor	624	57.8
First Floor Sales	390	36.2
Basement Area	340	31.6

Lease

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

Rent

£95,000pax of any service charge and VAT (if applicable)

Rates

The VOA advise that the rates are:

Rateable Value	£85,000
Rates payable	£43,520

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**



