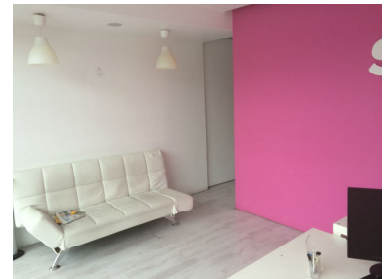




Good location
Shop to let

1,014 ft²
(94.2 m²)



Ground Floor, 89 Bayham Street
Camden, NW1 0AG

To Let

- Available immediately
- D1 use
- 24 hour access with CCTV
- Wood floors throughout
- Minutes to Camden Town Underground Station
- Staff area with Kitchenette
- W/C



INVESTORS IN PEOPLE



T: 020 7518 3440

E mail: luca.nardini@argroup.co.uk

www.argroup.co.uk

5th Floor 388-396 Oxford Street, London, W1C 1JT

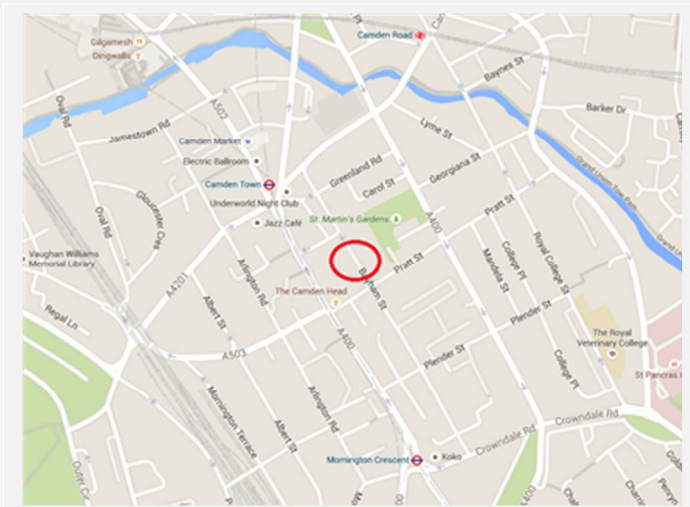
Ground Floor
89 Bayham Street
Camden
London
NW1 0AG

Description

The ground floor retail unit is situated in a purpose built commercial building with offices above. The property benefits from good frontage to Bayham Street with a number of office users nearby. The unit benefits from its own access and has a staff area with kitchenette and demised W/C.

Location

The premises are situated close to Camden Town Underground Station (Northern Line), close to the junction at Pratt Street. A number of bus routes run nearby with a bus stop located directly opposite. Camden High Street is parallel where a number of national retailers are located. Camden Market is also a short walk.



Floor Area

The approximate net internal floor area:

Ground floor: 1,014 sqft

Rent

£25,000 per annum

Terms

The accommodation is available on a new FRI lease for a term by arrangement.

Business Rates

On Application

Energy Performance Rating

To be assessed

Legal Costs

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

VAT

All prices quoted will be subject to VAT.

Viewings

Email:

luca.nardini@argroup.co.uk

or

ben.gilbey@argroup.co.uk

Tel: 020 7518 3440

IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding.