

# Lease for sale.

Camden, 261 Camden High Street.  
NW1 7BU.



**Popular tourist destination.**

**Near to Camden Market.**

**Short walk to Camden tube station.**

## Contact.

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## Location.

The shop is located on one of the busiest pitches on Camden High Street, a short walk away from Camden Town underground tube station.

Nearby occupiers include **Fred Perry, Bijou, Camden Burger Co, Pret, Accessorize** and **Office** with **Rayban** occupying the adjacent unit.

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	4.81 m	15 ft 9 in
Internal Width	4.03 m	13 ft 3 in
Shop Depth	19.09 m	62 ft 8 in
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Ground Floor Sales	77.48 sq m	834 sq ft
Ground Floor Ancillary	1.39 sq m	15 sq ft
Basement Ancillary	76.92 sq m	828 sq ft

## Rent.

£200,000pa.

## Business Rates.

**Rateable Value** £143,000

**UBR (2021/22)** 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 7974 4444.

## Lease Terms.

The premises are held on a 10 year effectively full repairing and insuring lease subject to a 5th year rent review and tenant only break clause in 2022.

## Energy Performance Certificate.

Band E. Report available on request.

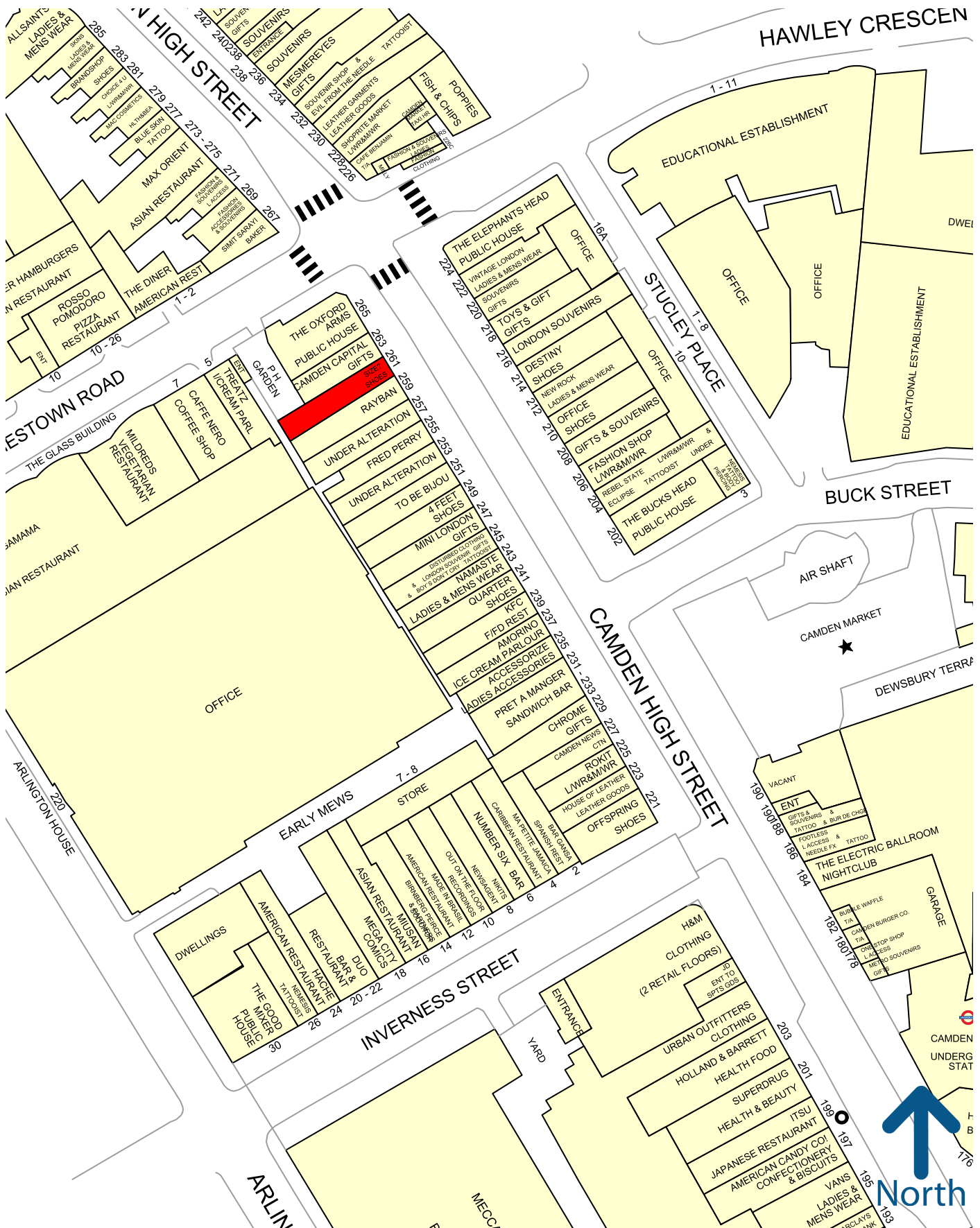
## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract.**

April 2021

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