



213 – 219 CAMDEN HIGH STREET NW1

Rare Flagship Retail Or Leisure Opportunity



KEY HIGHLIGHTS

- Prime location in one of London's strongest retailing locations
- Providing over 10,887 sq ft of total space with floorplates exceeding 5,000 sq ft & generous floor to ceiling heights
- Suitable for a wide variety of uses subject to necessary consents
- Available from Q2 2021 (subject to vacant possession)
- Premise are available on the whole or on a split
- Located within 100 metres of Camden Town Underground Station
- Fronting onto vibrant retail pitch with nearby occupiers including JD Sports, Vans, Urban Outfitters, Holland & Barrett & Pret A Manger
- Popular street markets Inverness Market & Buck Street Market both located in the immediate vicinity

LOCATION

Camden is a popular residential and commercial area. Predominantly known for its street markets Camden Market is the 4th most popular tourist attraction in London, attracting around 100,000 people every weekend. Camden is known globally for its eclectic mix of street markets, unique shops & popular leisure offerings.

Camden Town is located in North West London, approximately 1.4 miles from the West End and 3.6 miles from the City of London. Camden High Street links into the A400, providing access into Central London. Camden Underground Station, just 100 metres from the subject property, is situated on the Northern Line. Kings Cross St Pancras International Train Station is located 1 mile to the south east, welcoming Eurostar passengers from Paris and the rest of continental Europe.

SITUATION

The property is situated in the heart of Camden High Street, occupying a prominent corner position with one of Camden's 6 main street markets, Inverness Market, located adjacent to the subject property. Camden High Street is a vibrant retail pitch strengthened by a number of restaurants, bars, clubs and concert venues in close proximity. Nearby occupiers including JD Sports, Vans, Urban Outfitters, Holland & Barrett & Pret A Manger.



DESCRIPTION

The property forms a four storey mixed-use corner building with the capability to provide exceptional advertising opportunities. The commercial space is split across ground and basement totalling 10,887 sq ft. There are generous floor to ceiling heights of 3m plus on both levels.

The property represents a unique and rare opportunity to secure high quality retail space in the prime pitch of Camden High Street.

AREAS

The premises is arranged over ground and basement providing the following approximate floor areas:-

	SQ FT	SQ M
Ground Floor	4,934	458
Basement Sales	5,953	553
TOTAL	10,887	1,011

RENT

Available upon request.

TENURE

The property is available by way of a new EFRI lease for a term to be agreed.

PLANNING

The recent planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office and Gym (D2) without the need for a change of use.

TIMING

We estimate that the unit will be available for occupation in April 2021.





RATES

Rateable Value: £435,000
(Interested parties are advised to make enquiries with the Local Authority).

COSTS

Each party will be responsible for their own costs.

EPC

Available upon request.

CONTACT

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