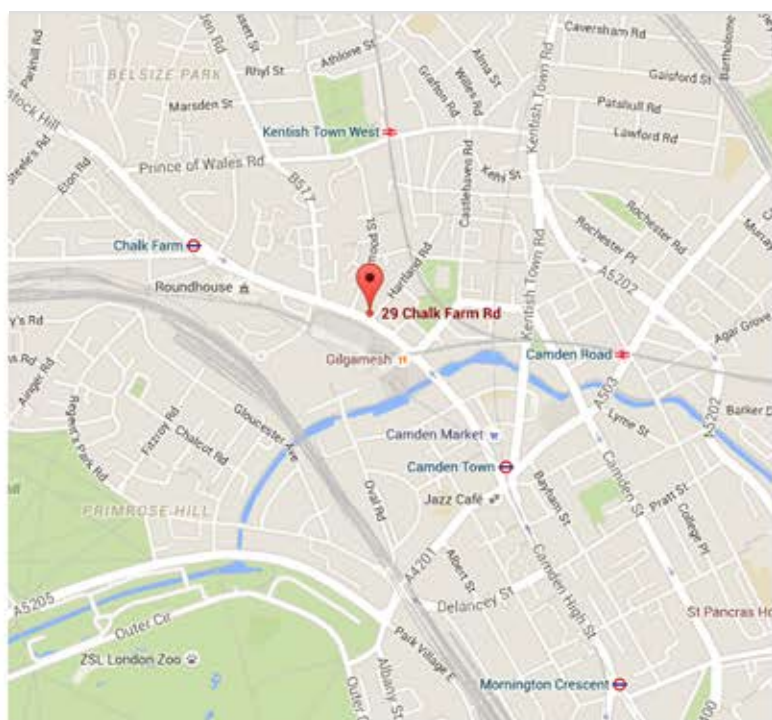


# Camden Shop

29-33 Chalk Farm Road, London, NW1 8AJ

LAST REMAINING UNIT TO LET - 1,372 SQ FT A1 RETAIL  
OPPOSITE THE MAIN ENTRANCE TO THE STABLES MARKET



## Location

The property is located opposite the main entrance to the Stables Market and forms part of a major new development of luxury student accommodation

Accommodation	Metric	Imperial
Gross Frontage	9.15 m	30 ft
Ground Floor	52 sq m	555 sq ft
Basement	76 sq m	817 sq ft
Total	128 sq m	1,372 sq ft

We know Camden because we're in Camden

**Bruce**  
Commercial Estate Agents  
0207 267 6772

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable of any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT

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#### Location:

Situated at the junction of Chalk Farm Road and Hartland Road. Adjoining occupiers include the Q-Grill, Vape & Volts, Musee Noir & Camden Guitars. There are several new restaurants opening in the immediate vicinity and the adjoining unit will be an upmarket men's grooming salon.

#### Changes in Camden:

Camden in general is undergoing a major transformation with hundreds of Hi-Tech jobs being created in the area as well as up-market brands with niche offerings. A number of new initiatives include the Stay Club a luxury student block bringing high spending student clientele to the area.

#### Description:

The unit has a substantial frontage to Hartland Road and is arranged over ground floor and basement which will be provided in shell condition but with a new shop front. The unit has high ceilings on both floors.

**Rent:** £65,000 exclusive

#### Tenure:

The unit is available on new effective Fully Repairing and Insuring leases for a term of years to be agreed with regular upward only rent reviews.

#### PLEASE NOTE:

All figures quoted are exclusive of VAT which could be chargeable on the rent and the rent deposit. No services or equipment have been tested.

**EPC:** Available upon request

**Possession:** Will be granted only upon completion of the legal formalities

#### Viewing:

By appointment strictly through Bruce.

020 7267 6772

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[www.brucecommercial.co.uk](http://www.brucecommercial.co.uk)

SUBJECT TO CONTRACT

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