

# CAMDEN SHOP

## 19 Chalk Farm Road, NW1 8AG

ONE OF THE MOST ICONIC SHOPS IN CAMDEN - LEASE FOR SALE



### Location

One of the most iconic shops in Camden located at the junction of Chalk Farm Road and Hawley Street, between the entrances to The Stables Market & Camden Lock

Accommodation	Metric (sq m)	Imperial (sq ft)
Internal Width	5.6	18'4
Shop	53	575
Basement	57	615
First	45	485
Second Floor	39.5	425
Total	195	2,100

**We know Camden because we're in Camden**

**Bruce.**  
Commercial Estate Agents  
0207 267 6772

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### Location:

Camden Town is undergoing a major transformation with new offices, shops and flats being developed around The Stables, Camden Lock & Hawley Wharf. The opening of a new Dr. Martens concept store in the Stables will add a new dynamic to the retail offer away from Camden High Street. Camden is a focal point for public transport with underground, over-ground and rail services providing links north, south, east & west of London.

### Accommodation:

This iconic and prominent retail building is located on the south east corner of Chalk Farm Road & Hawley Street & provides 2,280 sq ft of trading space on four floors with ground floor storage and exclusive curtilage. A wide staircase at the front of the building leads into an excellent trading basement whilst the upper floors offer open trading.

**Lease:** An assignment of the lease for a term expiring in March 2029 subject to rent reviews in March 2019 & 2024. There is a tenant break option in 2024 and the lease is Excluded from the Landlord & Tenant Act 1954.

**Rent:** £57,500 per annum exclusive.

### Premium:

Offers in excess of £50,000 are invited.

### Rates:

Rateable Value 2017/18: £55,000

Rates Payable: £26,400 Parties are advised to verify this figure

### Use:

A1 Retail

### Legal Costs:

Each party is to be responsible for their own legal cost.

### EPC:

The property has an EPC rating of 145 (F)

### Possession:

Upon completion of legal formalities.

### Viewing:

By appointment through Sole Agents Bruce

0207 267 6772 [info@brucecommercial.co.uk](mailto:info@brucecommercial.co.uk)

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

Subject to Contract

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