

CAMDEN SHOP 5 JAMESTOWN ROAD NW1 7BW

WELL FITTED A1 RETAIL or CAFE 900 SQ FT TO LET



Location

Located near the very busy junction of Camden High Street which connects Camden Underground to Camden Lock & The Stables Market. Jamestown Road is one of the main restaurant pitches in Camden with Byron, Fat Burger, Wagamama & Mildred's.

Accommodation	SQ M	SQ FT
Internal Width	6.57m	21'6"
Shop Depth	13 m	42'8"
Net Frontage	4.72 m	15'6"
TOTAL	84 SQ M	900 SQ FT

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. A raft of new mainstream tenants are arriving in Camden High Street which will further change the dynamic of the area. Jamestown Road is one of the main restaurant pitches with adjoining occupiers including, Caffè Nero, Mildred's, Wagamama, The Diner, Rossopomodoro, Fat Burger, Byron Burger and Poppies fish & chips. The unit is just a few yards from the busy junction with Camden High Street which attracts the 4th highest number of tourists in London.

Accommodation:

A ground floor unit of 900 sq ft with a full glass frontage set back to allow "under-cover" outside seating. The unit has a Lutron lighting system with floor and ceiling mood lighting, air conditioning, prep area, toilet and ancillary space

Lease: A new FRI lease is available for a term by arrangement.

Rent: £70,000 Per annum exclusive

NO PREMIUM.

Use: A1 Retail.

Ground floor	900 sq ft	83 sq m.
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Net Frontage:	15'6"	4.73 m
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Internal Width:	21'6"	6.59 m
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Shop Depth	42'8"	13 m
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Legal Costs:

Each party is to be responsible for their own legal costs. In the event of the tenant withdrawing, they will be responsible for the Landlords legal costs up to £1,500 plus VAT.

EPC:

The EPC rating is available on request.

Possession:

Immediate

Viewing:

By appointment through Agents Bruce.

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www.brucecommercial.co.uk

Subject to Contract

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