



## CAMDEN HIGH STREET SHOP 975 SQ FT A1 /E CLASS USE WITH EXTRACTION & BASEMENT PREP/ FREEZERS

### 86 Camden High Street

NW1 0LT

Retail

**TO LET**

**975 sq ft**  
(90.58 sq m)

- GLAZED WINDOW FRONTAGE
- OPEN PLAN SHELL
- SITUATED ON CAMDEN HIGH STREET

# 86 Camden High Street, London, NW1 0LT

## Description

A self contained lock up shop with ancillary basement storage. The unit has been stripped back to a shell ready for a tenant fit out. The unit has previously been used as an A1 sandwich bar with limited extraction. The unit would suit another food user/take away (subject to planning for extraction)  
The ground floor is 615 sq ft and the basement 360 sq ft.

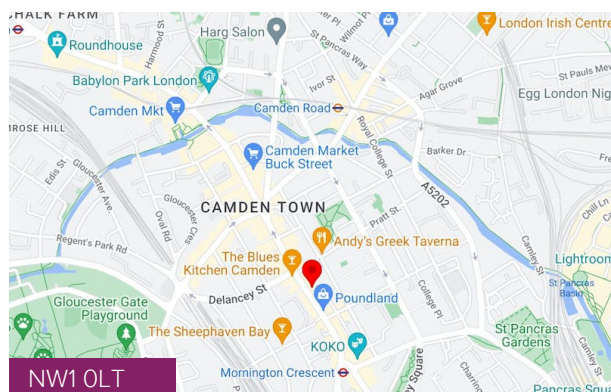
## Location

The property is located on the east side of Camden High Street between between Pratt Street & Plender Street mid way between Camden & Mornington Crescent Stations. Adjoining traders include Argos, B&Q, Savers, Lumi, Camden Bakery, Fabler, H&T, Halifax & Poundland

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	615	57.14	Available
Basement	360	33.45	Available
<b>Total</b>	<b>975</b>	<b>90.59</b>	



## Summary

<b>Available Size</b>	975 sq ft
<b>Rent</b>	£47,500 per annum
<b>Rates Payable</b>	£27.99 per sq ft
<b>Rateable Value</b>	£34,500
<b>VAT</b>	To be confirmed
<b>EPC Rating</b>	C

## Viewing & Further Information

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**Bruce.**  
Commercial Estate Agents

