

# PROPERTY PARTICULARS

A1 FOOD UNIT TO LET

## CHALK FARM A1 UNIT AVAILABLE BY WAY OF A NEW LEASE



Ground floor:  
685 SQ FT / 63.61 SQ M

59 Chalk Farm Road  
London, NW1 8AN

**Brecker  
Grossmith**

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

**020 7486 3531**

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

## ■ LOCATION

This A1 unit is positioned in the heart of Camden opposite the main entrance to the popular Stables Market. The immediate area benefits from multiple retail, restaurant and bar operators including Morrisons, Nando's, Costa, Gilgamesh, Proud Gallery and the famous Roundhouse which hosts music, theatre and other events all year round.

The property is positioned in the middle of Chalk Farm Road and is a short walk from both Chalk Farm Road and Camden Town tube stations (Northern Line).

## ■ DESCRIPTION

The property is to be delivered in shell condition. The unit is all ground floor and comprises the following approximate net internal area.

Floor	Sq M	Sq Ft
Ground Floor	63.61	685

## ■ USE

Currently A1.

## ■ LEASE

The property is available by way of a new FRI Lease. Terms negotiable.

## ■ RENT

Offers in excess of £35,000 per annum exclusive of rates, service charge and all outgoings.

## ■ BUSINESS RATES

Rateable value £39,500  
Rates payable £18,920.50

All interested parties are advised to confirm business rates directly with the Local Authority.

## ■ SERVICE CHARGE

Available Upon Request.

## ■ PROFESSIONAL COSTS

Each party to be responsible for their own legal and all other professional costs in this transaction.

## ■ POSSESSION

After completion of legal formalities.

## ■ EPC

Available Upon Request.

## ■ VIEWING

Strictly through Landlords sole agents.

## ■ CONTACT

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