

## **TO LET**

### **15 RAYDON STREET, N19**

#### **RETAIL PREMISES FORMING PART OF A NEW MIXED DEVELOPMENT ON CHESTER ROAD & RAYDON STREET, N19**



**Location**

This retail unit is located on the lower levels of a mixed development in a prominent position at the junction of Chester Road and Raydon Street, Highgate, N19. The development is well positioned being located within the popular residential area of Dartmouth Park Hill, and Highgate New Town, and close to Highgate Library. Buses run along Chester Road and the nearest Underground Stations are at Archway or Tufnell Park.

**Accommodation**

The premises at 15 Raydon Street comprise ground floor space, laid out as shown on the floor plans and provide the following approximate gross internal areas:

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Ground Floor: 40 m<sup>2</sup> (430 sq ft) GIA

The premises are provided in shell condition and the incoming tenant will be required to design and fund the fit out of the premises for their own occupation. The landlord will contribute towards these costs by way of a negotiated rent free period.

<b>Planning</b>	The permitted use is A1 Retail within the Town and County Planning Use Classes Order. Please contact the Council's Planning Department on 0207 974 4444 for more information.
<b>Rates</b>	Rateable Value: To Be Determined by the District Valuer
<b>Terms</b>	Subject to Contract a new lease in the council's standard format is available for a term between 3 and 12 years with three yearly upwards only rent reviews. Legal costs to be borne by the incoming tenant. Draft Heads of Terms will be provided to interested parties.
<b>Use</b>	The council will consider uses falling within Planning Use Class A1 Retail.
<b>Rent</b>	<b>Offers sought in excess of £7,000 pax</b>
<b>Closing date</b>	Offers should be made in the prescribed form (see <a href="http://www.camden.gov.uk/vcp">www.camden.gov.uk/vcp</a> ) to be received by the Monday 16 <sup>th</sup> May 2016.
<b>Viewings</b>	By arrangement only. The property will be available to view on <b>Monday 18<sup>th</sup> April @ 11.00 am</b> <b>Monday 25<sup>th</sup> April @ 3.00 pm</b> <b>Friday 6<sup>th</sup> May @ 11.00 am</b> <b>Thursday 12<sup>th</sup> May @ 11.00 am</b> Please contact Christine Dove <a href="mailto:Christine.dove@camden.gov.uk">Christine.dove@camden.gov.uk</a> 0207 974 4061 for more details and to book a viewing.

### **Subject to Contract & the Council's Standard Conditions and Lease Terms**

**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991.** The London Borough of Camden give notice that: The particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the London Borough of Camden. All descriptions, dimensions and other particular are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of the London Borough of Camden has any authority to make or give representation or warranty whatever in relation to these properties.

**DATA PROTECTION ACTS 1984 & 1998 :** The information provided by you is confidential, however we may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Property Services Division, London Borough of Camden  
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