

MARKETING SUMMARY

BASEMENT UNIT, 57 CAMDEN ROAD, NW1 9UE

1. Instruction Date/Notice Date: 25<sup>th</sup> September 2020
2. Instructed Agents  
 Bentley & Co - <https://www.bentleyandcoltd.co.uk/>  
 Charringtons - <https://www.charringtons.london/properties/10055787/lettings>
3. Charringtons Board on site from 02<sup>nd</sup> October 2020 to 18<sup>th</sup> April 2021
4. Commercial Letting History in the area:  
 Basement 57 Camden Road - 2010 to Present ( 4 Leases)  
 Ground Floor 57 Camden Road - January 2021  
 Units in 1,2,3 & 4 Water Lane NW1 8NZ
5. Lessor's Terms
  - Flexible Lease Term (Minimum 1 Year)
  - Final marketed Asking Rent 12,000 Per Annum, reduced in phases from £14,000 Per Annum
  - 1 Month Rent Free
  - Consent for non-structural alterations and adaptations
6. Please note the Unit achieved £14,400 Per Annum in the previous Lease.  
 Historically the Unit has consistently achieved rent in excess of £14,000 Per Annum

Performance Summary 25/09/2020 - 30/11/2020					
Phone Enquiries	E-Mail Enquiries	Board Enquiries	Walk-In's	Referrals	Total
16	18	3	1	0	38
Viewings Bookings	Viewings Attended	Offers Submitted			
19	19	1			

7. Please note that a lease was granted to WOK STOP LONDON on 01/05/2021.
8. WOK STOP LONDON was unable to perform and relinquished the lease for re-grant to AMANIEL WELDEMICHAEL