

CLASS E OPPORTUNITY

CAMDEN

167/169 HIGH STREET

SUBJECT TO VACANT POSSESSION

REDUCED QUOTING TERMS

Description

Camden is a popular residential and commercial area located in North London, approximately 1.4 miles from the West End and 3.6 miles from the City. Camden is known for its eclectic mix of street markets, unique shops and popular leisure offering.

The premises occupy a position on the High Street adjacent to **Tesco Express**. Other nearby occupiers include **Pret, Tortilla, TK Maxx, Lloyds Bank, Wasabi, Marks & Spencer, O2** and **McDonalds**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors and comprise the following approximate areas:

Ground Floor Sales	1,647 sq. ft.	(153.01 sq. m)
Ground Floor Raised Sales	735 sq. ft.	(68.28 sq. m)
Ground Floor Ancillary	807 sq. ft.	(74.92 sq. m)
First Floor Ancillary	533 sq. ft.	(49.52 sq. m)

Lease

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

Rent

£150,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£196,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

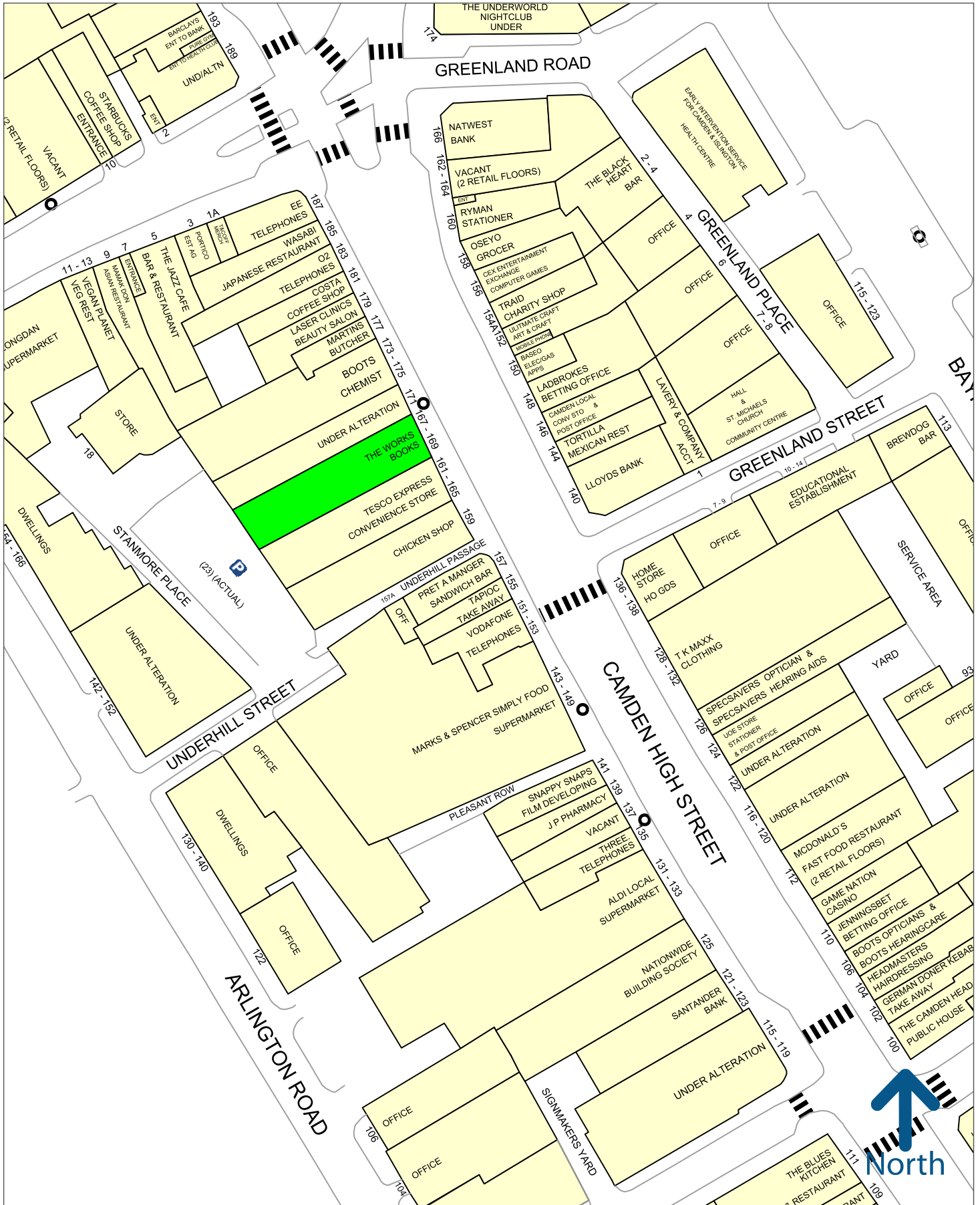
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 05/10/2022
Created By: Green and Partners



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