



137 Camden High Street
London, NW1 7JR

Ground Floor Retail Unit

1,184 sq ft

(110 sq m)

- Busy high street location
- Close proximity to tube stations and railway
- Situated amongst other quality retailers
- New FR&I lease direct from the Landlord

Summary

Available Size	1,184 sq ft
Rent	£69,500.00 per annum
Business Rates	Interested parties are advised to contact the London Borough of Camden to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The retail unit is located on Camden High Street within close proximity to Marks and Spencer. Other nearby retailers include Three, Snappy Snaps, Aldi, Nationwide and Taco Bell, Vodaphone, Boots and McDonalds to name but a few. Camden Road and Camden Town tube stations are within close proximity.

Travel Distances:

Camden Town Station - 3 mins

Mornington Crescent Station - 5 mins

Camden Road Rail & Underground - 6 mins

Description

The premises comprise a prominent and highly visible ground floor lock-up retail unit which is fully self-contained and benefits from a full glass frontage. We understand the outgoing occupier will strip out the property and leave it in a shell condition ready for the incoming tenant to fit-out to their specification.

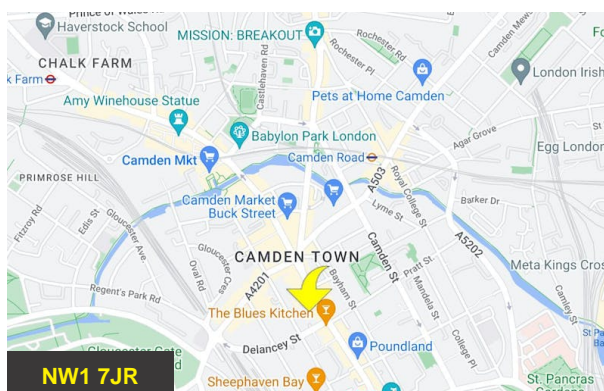
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Retail Unit	1,184	110
Total	1,184	110

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews.



Viewing & Further Information



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