

# Unit 209-210 Camden Market

## Chalk Farm Road **NW1**

- PROMINENT A1 UNIT TO LET WITHIN CAMDEN MARKET
- New lease available.
- 25 sq ft frontage
- opposite Hawley Wharf Camden



### Location

The opportunity is located at the entrance of Camden Market, a haven of culture, fashion, music, art and food operators.

Occupying a prominent position opposite Labtech's new 580,000 sq ft Hawley Wharf Camden development the opportunity benefits from high footfall 7 days a week. Nearby retailers market include **Skinny Dip**, **Dr Martens**, **Ray Ban**, **Happy Socks** and **All Saints**.

### Accommodation

The premises are arranged over ground floor comprising the following approximate net internal floor areas:

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 544 sq ft | 50.53 sq m |
|--------------|-----------|------------|

### Terms

The premises is available by way of a new effectively FR&I lease for a term to be agreed, contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Rent

The quoting rent is £150,000 per annum exclusive of rates, service charge and VAT (if applicable).

### Use

Within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

### Rates

|                |         |
|----------------|---------|
| Rateable Value | £79,000 |
| UBR (2019/20)  | 52.4    |
| Rates Payable  | £41,396 |

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

### Costs

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

### EPC

An EPC is available on request.

### Contact Us

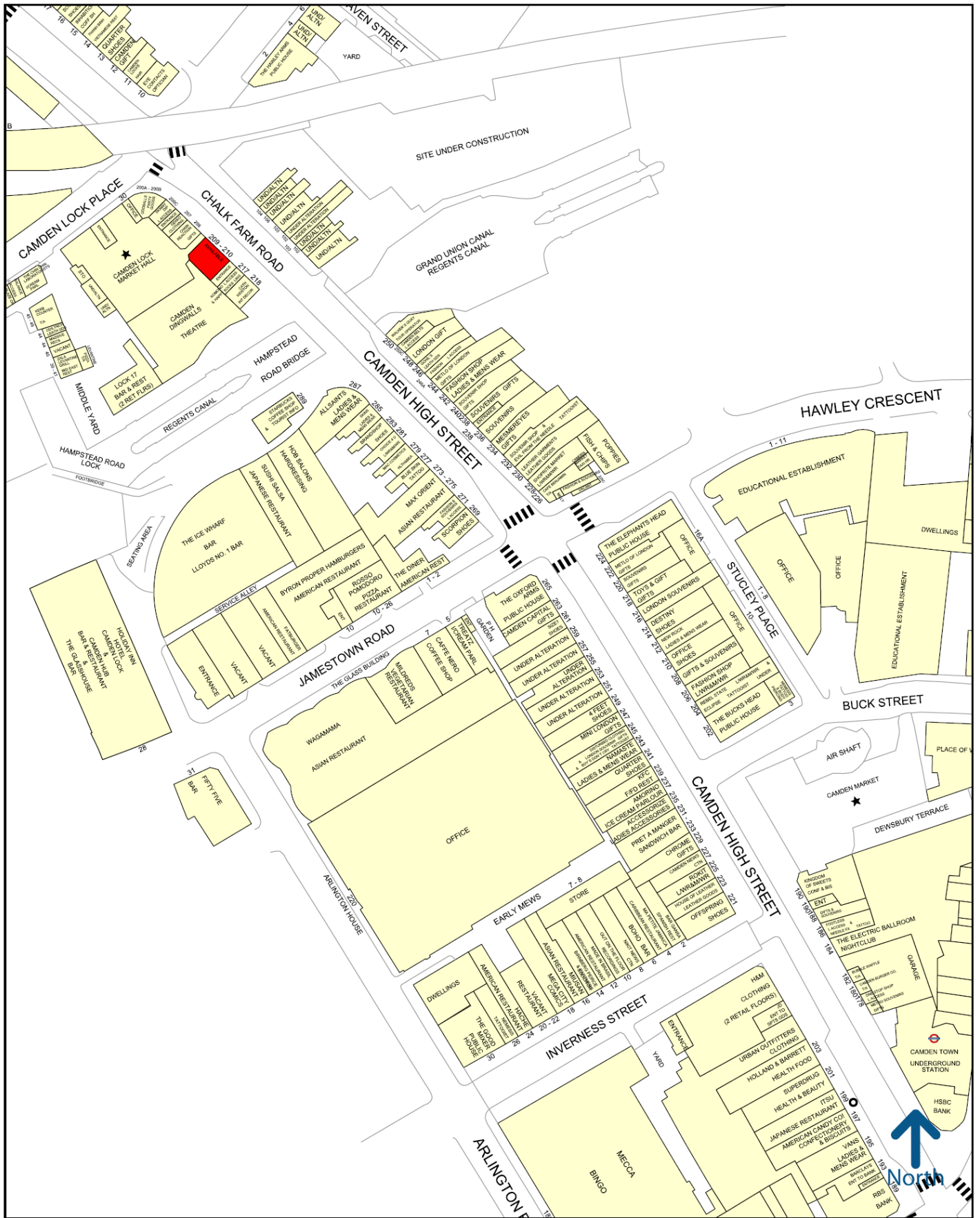
All appointments to view must be arranged via sole agents Colliers International, through:

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50 metres

Experian Goad Plan Created: 24/10/2018  
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