



London NW1
39 PARKWAY

CAMDEN

Location

The premises are located on the western side of Parkway, close to the junction of Chalk Farm Road and Camden High Street.

The unit occupies a prominent position within close proximity to Camden Town Tube Station, with nearby occupiers including Odeon Cinema, Whole Foods Market, Gail's Bakery, Gap, Runners Needs, Rush Hairdressing and Fitness First.

Accommodation

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

Ground Floor Sales	739 sq ft	68.65 sq m
Ground Floor Anc	75 sq ft	6.96 sq m
Basement	280 sq ft	26.01 sq m
Total	1,094 sq ft	101.62 sq m

Rent

Upon application.

Terms

Subject to vacant possession. The property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

Business Rates

Rates Payable (20/21) – £22,954 per annum

The premises are currently exempt from paying business rates until 30th June 2021. Followed by a 66% reduction until 1st April 2022. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Use

All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

Viewing

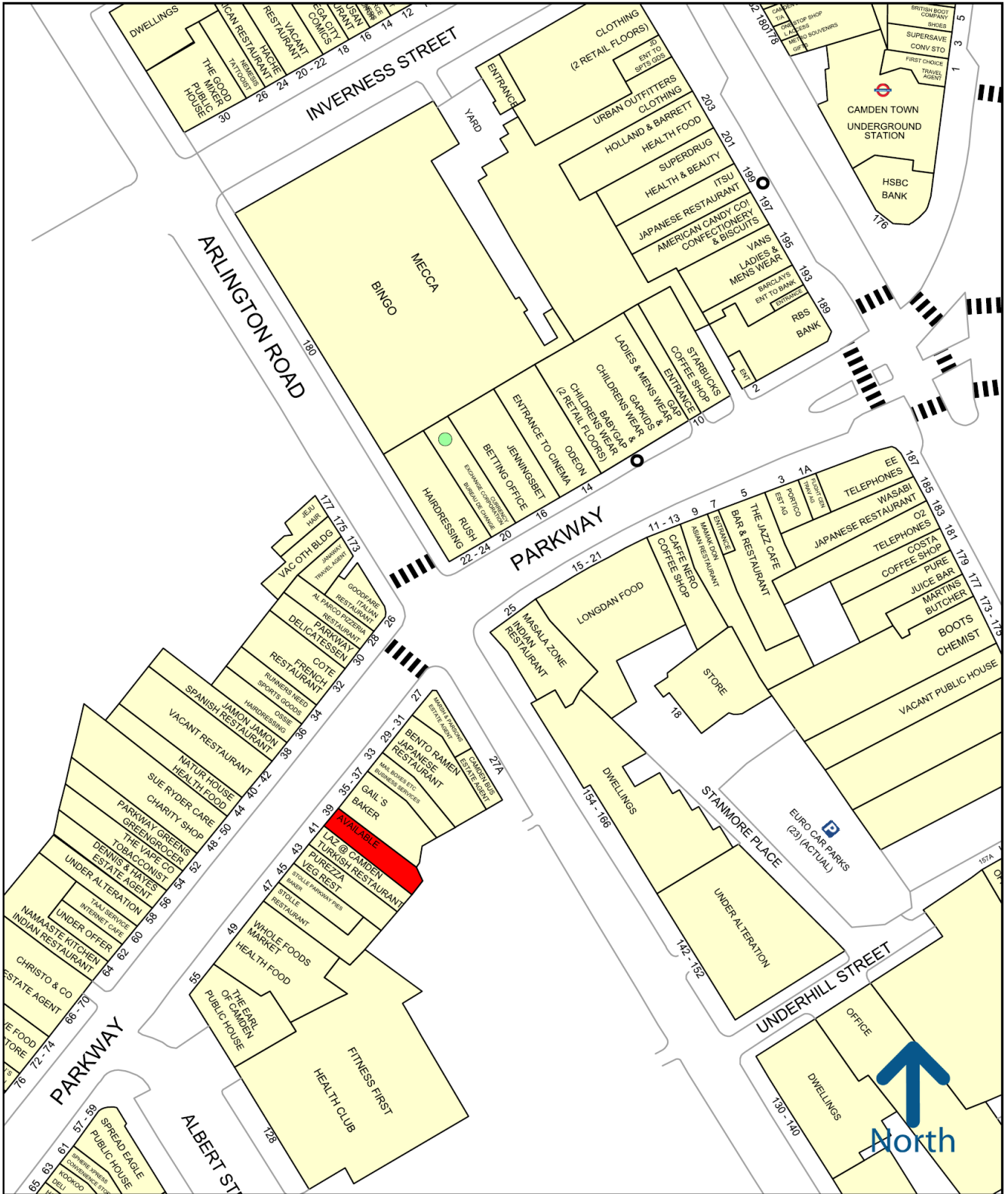
Please note staff are unaware of the impending disposal. All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

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

EPC

Available upon request.



Experian Goad Plan Created: 24/01/2019

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