

# CAMDEN NW1 8QS

## 244 CAMDEN HIGH STREET

**RARE OPPORTUNITY TO ACQUIRE ENTIRE BUILDING AVAILABLE FOR A VARIETY OF USES**



6 Duke Street  
Marylebone  
London W1U 3EN

### LOCATION

This shop is located on one of the busiest pitches on Camden High Street, within close proximity to the famous Camden Lock and a short walk from Camden Town Underground Station.

Nearby occupiers include **All Saints**, **Ray-Ban**, **Fred Perry** and **Pret A Manger** in addition to a vibrant mix of independent retailers.

An extract from the street plan is attached upon which the property is highlighted.

### ACCOMMODATION

The property is arranged over ground, basement, first and second floors comprising the following approximate net internal areas:

Ground Floor	1,005 sq ft	93.3 sq m
Basement Floor	845 sq ft	78.5 sq m
First Floor	325 sq ft	30.1 sq m
Second Floor	320 sq ft	29.7 sq m

### LEASE

A new lease is available on flexible terms to be agreed by negotiation. Rent on application.

### LEGAL COSTS

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

### EPC

A copy of the EPC can be provided upon request.

**SUBJECT TO CONTRACT**



### RATES

We have been advised that the property is assessed as follows:

Rateable Value	£119,000
UBR 2022/23	£0.512

50% business rates relief until March 2023 for eligible occupiers.

Interested parties should make their own enquiries to the local authority to verify the information.

### PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

### VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Russell Yam                      020 7908 7036

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50 metres

Experian Goad Plan Created: 15/05/2022  
Created By: HRH Retail