

CALIBRE
ACQUIRE



THE STABLES, CAMDEN MARKET
CAMDEN LOCK, NW1



A STRUCTURED APPROACH TO RENTING

With access to a curated selection of rental properties, we introduce tenants to opportunities that suit different requirements, timelines, and use cases. Each property is assessed, prepared, and presented with clarity, allowing you to make informed decisions without unnecessary friction.



**CAMDEN
COFFEE Co.**
Quality Specialty Coffee
Brewing Since 2012

Espresso Bar

| | |
|--------------------------|--------|
| Espresso | \$1.50 |
| Espresso with Milk | \$2.00 |
| Espresso with Cream | \$2.00 |
| Espresso with Sugar | \$2.00 |
| Espresso with Honey | \$2.00 |
| Espresso with Vanilla | \$2.00 |
| Espresso with Cinnamon | \$2.00 |
| Espresso with Cardamom | \$2.00 |
| Espresso with Nutmeg | \$2.00 |
| Espresso with Clove | \$2.00 |
| Espresso with Star Anise | \$2.00 |
| Espresso with Licorice | \$2.00 |
| Espresso with Peppercorn | \$2.00 |
| Espresso with Cardamom | \$2.00 |
| Espresso with Nutmeg | \$2.00 |
| Espresso with Clove | \$2.00 |
| Espresso with Star Anise | \$2.00 |
| Espresso with Licorice | \$2.00 |
| Espresso with Peppercorn | \$2.00 |

Specialty Drinks

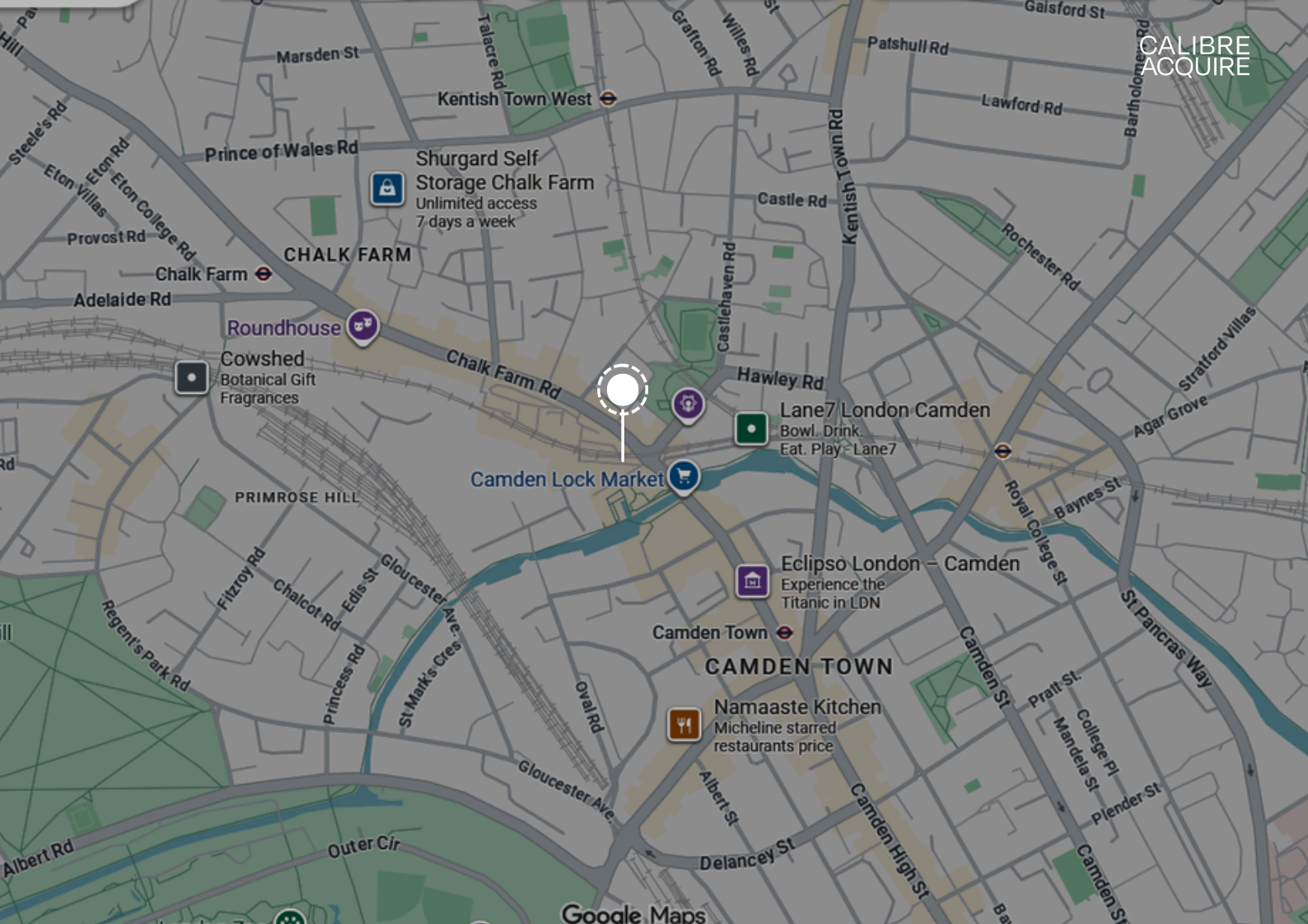
| | |
|---------------------------------|--------|
| Specialty Drink | \$3.50 |
| Specialty Drink with Milk | \$4.00 |
| Specialty Drink with Cream | \$4.00 |
| Specialty Drink with Sugar | \$4.00 |
| Specialty Drink with Honey | \$4.00 |
| Specialty Drink with Vanilla | \$4.00 |
| Specialty Drink with Cinnamon | \$4.00 |
| Specialty Drink with Cardamom | \$4.00 |
| Specialty Drink with Nutmeg | \$4.00 |
| Specialty Drink with Clove | \$4.00 |
| Specialty Drink with Star Anise | \$4.00 |
| Specialty Drink with Licorice | \$4.00 |
| Specialty Drink with Peppercorn | \$4.00 |

Coffee Beans

| | |
|------------------------------|---------|
| Coffee Beans | \$12.00 |
| Coffee Beans with Milk | \$15.00 |
| Coffee Beans with Cream | \$15.00 |
| Coffee Beans with Sugar | \$15.00 |
| Coffee Beans with Honey | \$15.00 |
| Coffee Beans with Vanilla | \$15.00 |
| Coffee Beans with Cinnamon | \$15.00 |
| Coffee Beans with Cardamom | \$15.00 |
| Coffee Beans with Nutmeg | \$15.00 |
| Coffee Beans with Clove | \$15.00 |
| Coffee Beans with Star Anise | \$15.00 |
| Coffee Beans with Licorice | \$15.00 |
| Coffee Beans with Peppercorn | \$15.00 |

LEASING OPPORTUNITY
CAMDEN MARKET

**Computer generated imagery for marketing purposes.*



Shurgard Self Storage Chalk Farm
Unlimited access
7 days a week

CHALK FARM

Roundhouse

Cowshed Botanical Gift Fragrances

Camden Lock Market

Lane7 London Camden
Bowl. Drink
Eat. Play - Lane7

Eclipso London - Camden
Experience the Titanic in LDN

CAMDEN TOWN

Namaaste Kitchen
Micheline starred restaurants price

THE STABLES, CAMDEN MARKET, CAMDEN LOCK, LONDON, NW1

RETAIL UNIT TO LET

KEY PROPERTY INFORMATION

- High footfall position with all-day trade
- Currently trading selling stone baked pizzas, fruit shakes, and coffee
- Licensed to serve hot food and alcohol
- Fixtures and fittings included
- Premium of £85,000
- Annual rent £82,800
- Lease term until June 2030
- Permitted opening hours 10am to 9pm
- Surrounded by established food and beverage operators
- Strong tourist and local customer base
- Suitable for street food, pizza, coffee, dessert, cocktail, wine bar, or grab-and-go concepts

ANNUAL RENT: £82,800

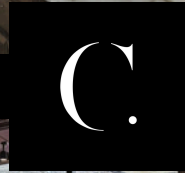
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DESCRIPTION

A food and beverage unit positioned within The Stables at Camden Market, trading in a pitch with footfall throughout the day. The premises is currently operated as a food-led concept selling stone baked pizzas, fruit shakes, and coffee, with a licence in place to serve hot food and alcohol.

The unit is fitted and equipped, with fixtures and fittings included, allowing for immediate occupation. Food use and extraction are already in place, reducing setup time for incoming operators. The premises is suitable for a range of food and beverage concepts including street food, pizza, coffee-led brands, dessert operators, cocktail bars, wine bars, or grab-and-go formats.

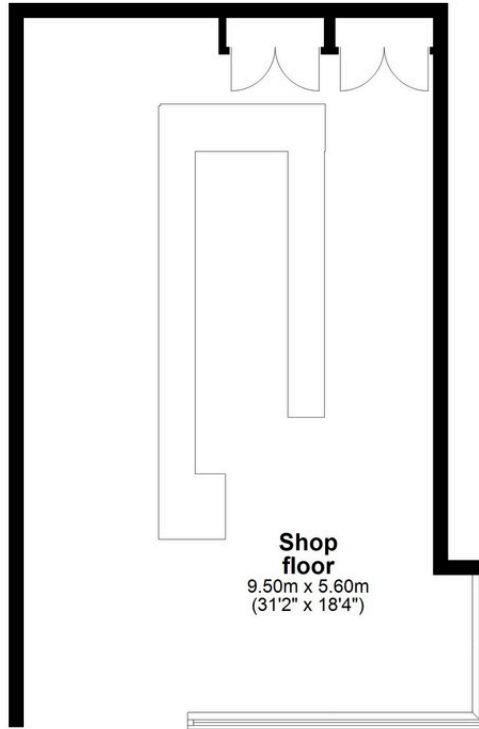
The lease runs until June 2030 at an annual rent of £82,800, with a premium of £85,000. Permitted trading hours are from 10am to 9pm. The surrounding occupiers and constant tourist demand make this a trading location for operators seeking exposure within Camden Market.



FLOORPLAN

Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Shop floor
9.50m x 5.60m
(31'2" x 18'4")

Total area: approx. 54.2 sq. metres (583.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or dimensions quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and otherwise as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of reliance on this plan and the information contained within.

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Plan produced using PlanUp.

Camden Stable Market

IMAGES



LOCATION & TRANSPORT

Camden Market is one of London's most visited retail and leisure destinations, attracting millions of visitors each year from both the UK and overseas. The area is known for its food, fashion, music, and independent retail, creating a trading environment driven by consistent daily footfall rather than seasonal demand.

The Stables sits at the centre of the market's food and beverage offer, surrounded by established street food operators, bars, and experiential concepts. The location benefits from a captive audience of tourists, office workers, students, and evening visitors drawn by Camden's nightlife and live music venues.

Excellent transport links via Camden Town Underground Station and nearby bus routes ensure accessibility throughout the week. For brands seeking visibility, volume, and a proven trading pitch, Camden Market offers a platform to build exposure, test concepts, and trade from a recognised London location.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.