

CALIBRE  
ACQUIRE



ARCHWAY, CAMDEN MARKET  
CAMDEN LOCK, NW1

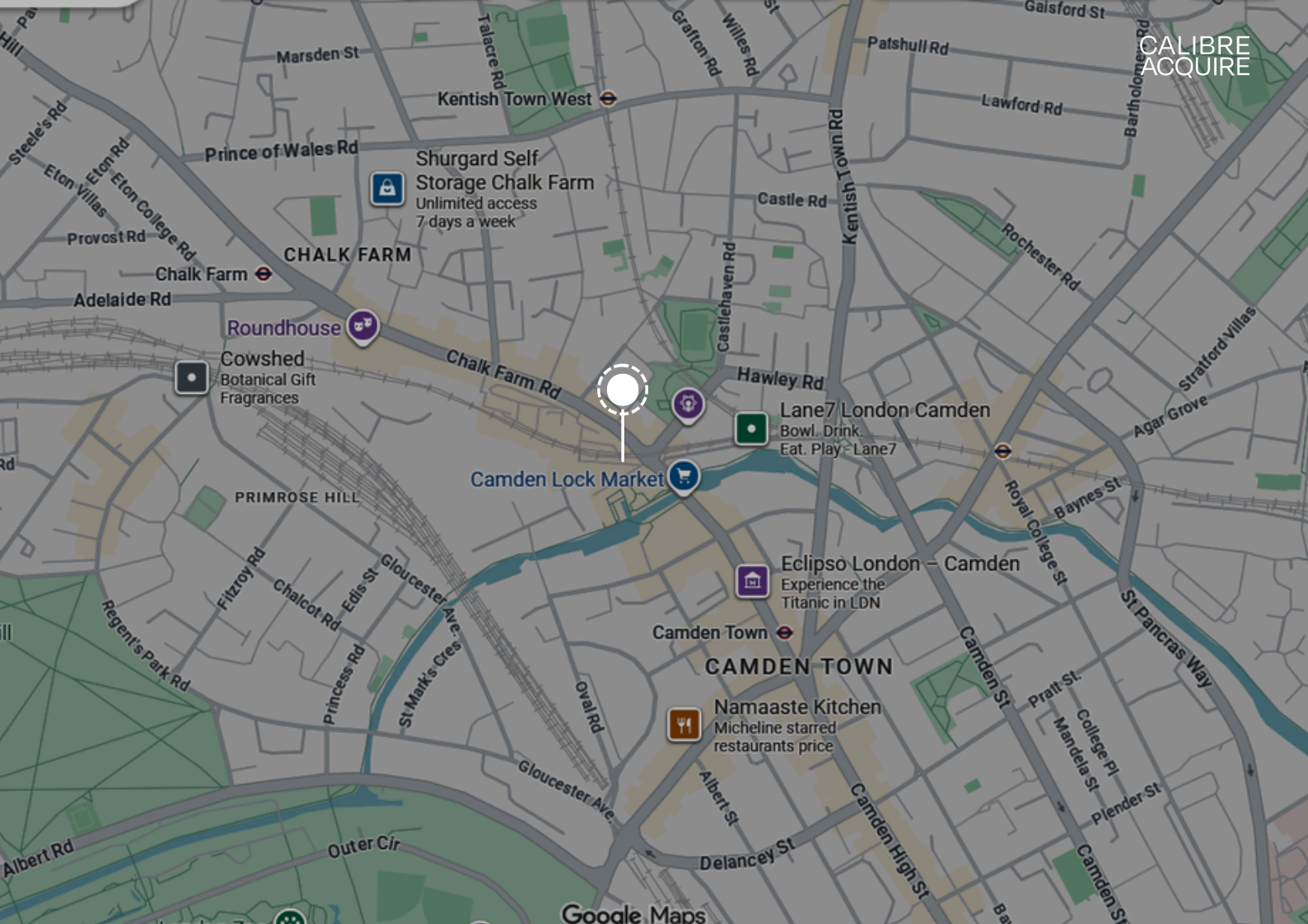
## **A STRUCTURED APPROACH TO RENTING**

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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.

LEASING OPPORTUNITY  
CAMDEN MARKET





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

Eclipto London - Camden  
Experience the  
Titanic in LDN

CAMDEN TOWN

Namaaste Kitchen  
Micheline starred  
restaurants price

# ARCHWAY, CAMDEN MARKET, CAMDEN LOCK, LONDON, NW1

RETAIL UNIT TO LET

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## KEY PROPERTY INFORMATION

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- Located within Camden Market
- High footfall retail pitch
- Currently trading as a donut shop
- Alternative uses considered
- Licensed to serve hot food and alcohol
- Fixtures and fittings included
- Premium of £85,000
- Annual rent £54,000
- Annual service charge £6,000
- Strong tourist and local customer base
- Available by way of lease

**ANNUAL RENT:** £54,000

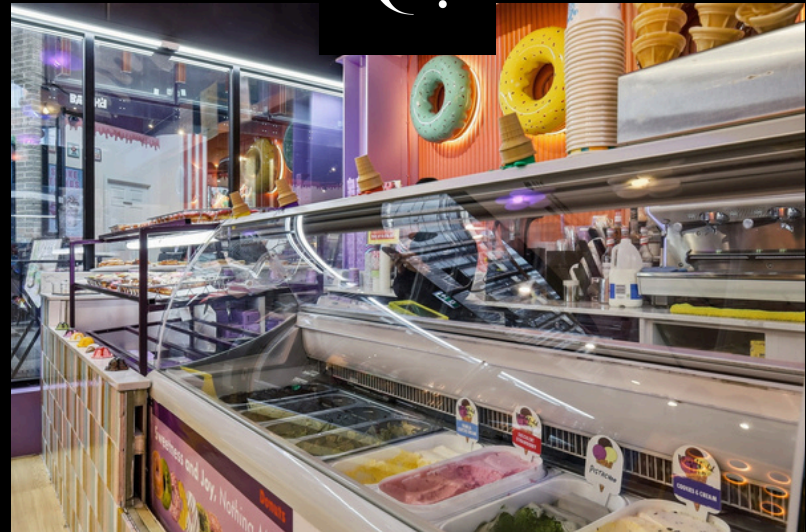
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## DESCRIPTION

A retail unit positioned within Camden Market, trading from a pitch with consistent footfall throughout the day. The premises is currently operated as a donut shop, with alternative uses considered, providing flexibility for incoming operators.

The unit is fitted and equipped, with fixtures and fittings included, allowing for immediate occupation. A licence is in place to serve hot food and alcohol, making the space suitable for a range of food and beverage concepts including desserts, coffee-led brands, street food, or grab-and-go operators.

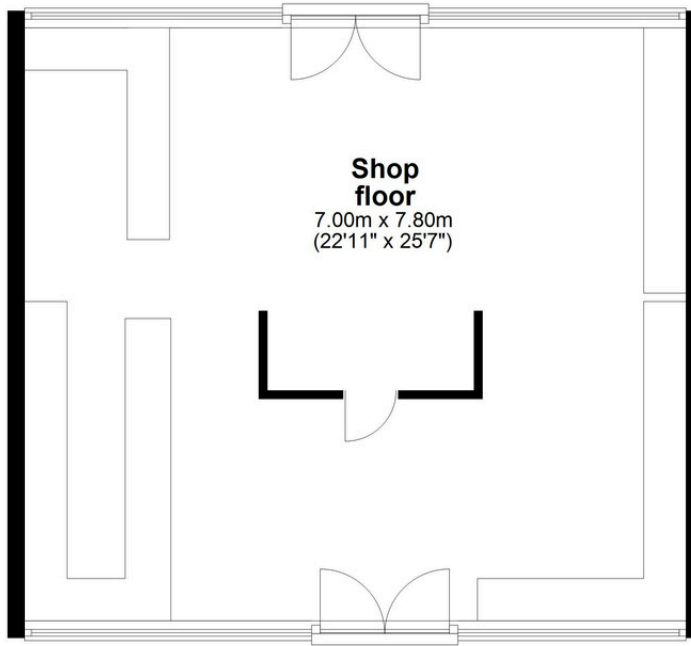
The property is available by way of lease at an annual rent of £54,000, with an annual service charge of £6,000 and a premium of £85,000. The surrounding occupiers and constant tourist demand support sustained trading within one of London's most recognised market locations.



FLOORPLAN

## Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

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

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Plan produced using PlanUp. □

### Hawley Wharf

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.