

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## TO LET

### 350 SQ FT RETAIL/CLASS E UNIT



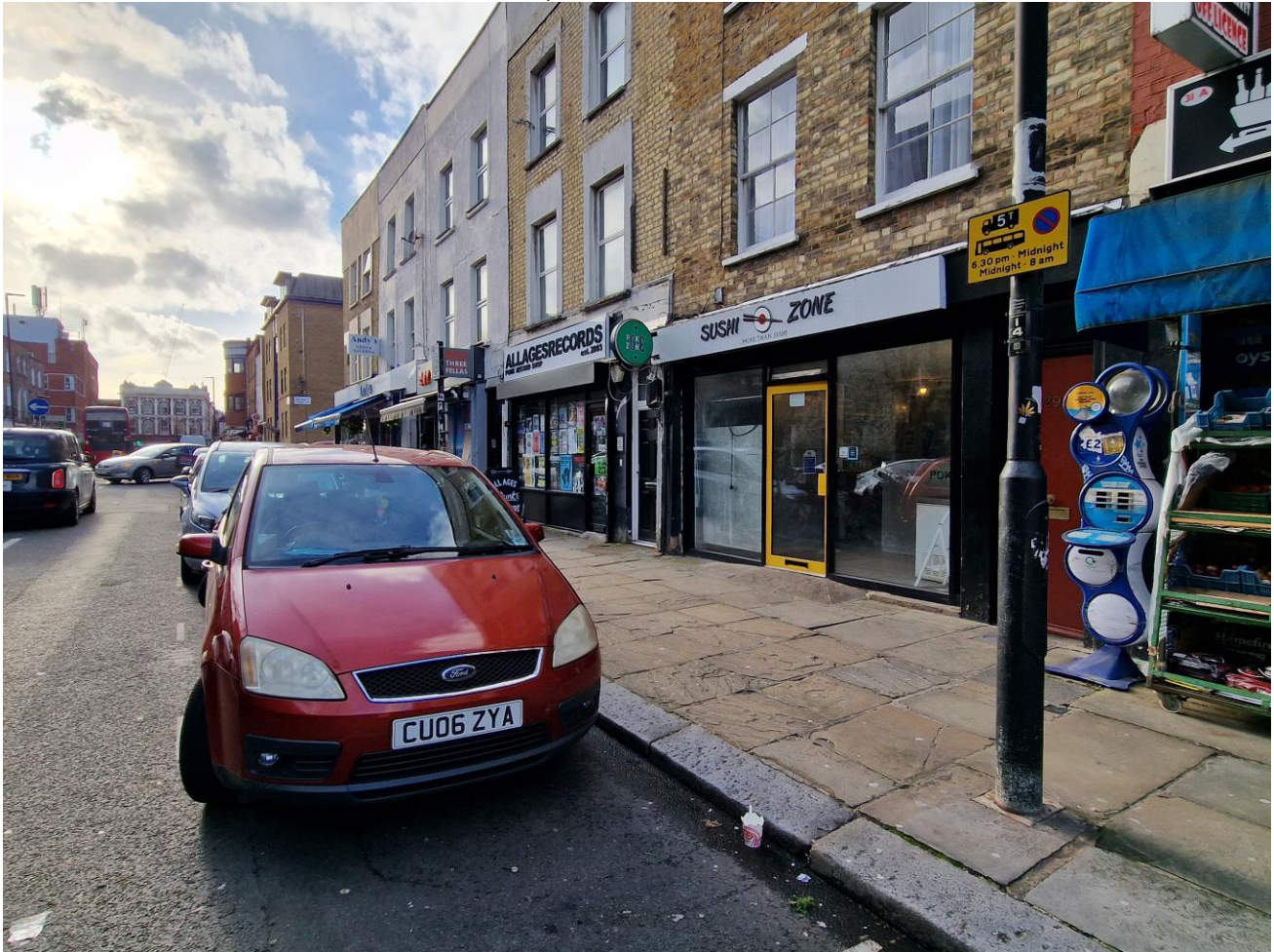
**29A PRATT STREET, CAMDEN TOWN  
LONDON NW1 0BG**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.

29A PRATT STREET, CAMDEN TOWN NW1 0BG



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LOCATION	The property is situated on the north side of Pratt Street, in a busy spot, a few metres from the junction with Camden High Street, and a 5 minute walk to Camden Town and Mornington Crescent tube stations (Northern line).	
DESCRIPTION	Comprising an attractive, open plan ground floor shop unit with kitchen and WC. The unit has been recently refurbished as a sushi shop and is equipped with various items of catering equipment.	
AREA	Ground floor	350 sq ft/32.51 sqm
<i>All areas stated approx.</i>		
AMENITIES	<ul style="list-style-type: none"><li>* Desirable location</li><li>* Open plan</li><li>* Food unit fit out</li></ul>	<ul style="list-style-type: none"><li>* Low business rates</li><li>* Good natural light</li><li>* WC</li></ul>
USE	Retail or other use within Class E.	
RENT	£15,000 per annum exclusive.	
PREMIUM	£35,000	

## **29A PRATT STREET, CAMDEN TOWN NW1 0BG**

BUSINESS RATES	Rateable value £12,500. This is not the rates you pay. We understand rates payable are approx. £6,238 per annum, however 83.33% relief is available under the Small Business Rates Relief scheme. Interested parties are advised to confirm directly with London Borough of Camden and check eligibility criteria.
VAT	The property is not VAT elected. VAT is not charged on property outgoings.
EPC	C/57
LEASE	New lease by arrangement, direct from the Freeholder.
VIEWING	Strictly by appointment through sole agents <b>JARVIS KELLER</b> <b>020 7251 9226</b> <b>john@jarviskeller.co.uk</b> <b>07876 245 302</b>