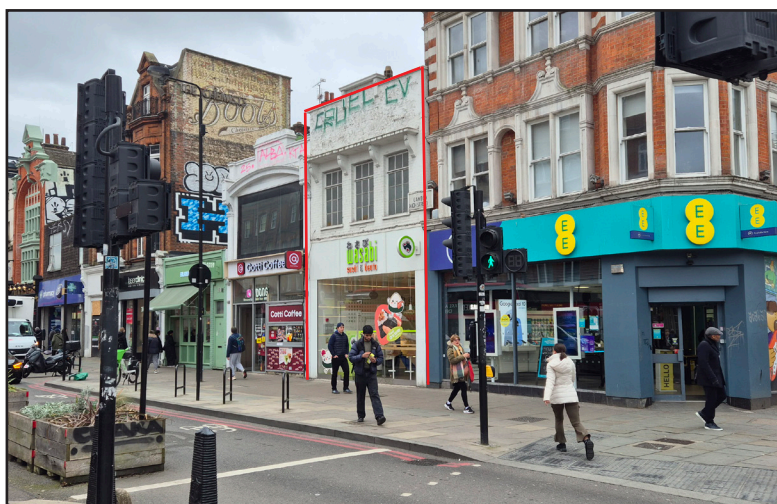


Prime pitch by Camden Town tube - New lease - Class E use - 1,300 sq ft ground floor sales

185 Camden High Street, London, NW1 7JY



LOCATION: The property is located on the western side of Camden High Street, diagonally opposite Camden Town tube station.

The property is adjacent to **EE** and **Cotti Coffee**, and other operators in close proximity include **ITSU**, **Vans**, **Blank Street Coffee** and **Marks & Spencer**.

TERMS: New lease direct with the landlord for a term to be agreed. The unit will be available from late August 2026.

RENT: **Rent on application.**

ACCOMMODATION: The unit is arranged over ground and first floor and comprises the following approximate net internal floor areas:

Ground Floor Sales (and/or kitchen):	1,300 sq ft	(120.77 sq m)
First Floor Ancillary:	932 sq ft	(86.58 sq m)

MEDIA: Plans and pictures are available on request.

USE: The property benefits from Class E use.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: An EPC is available on request.

RATES: Rateable Value: £104,000 Rates Payable: £49,920

**BLACK
STANNILAND**

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

