

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

**CLASS E UNIT**

**2,073 SQ FT**

**OPPOSITE CAMDEN MARKET**



**47 CHALK FARM ROAD, LONDON NW1 8AJ**

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## **47 CHALK FARM ROAD, LONDON NW1 8AJ**

### **LOCATION**

The property is situated on the east side of Chalk Farm Road, by the junction with Ferdinand Street. The property occupies a busy trading position with excellent footfall from Camden, Chalk Farm and Primrose Hill. The world famous Camden Market is opposite the unit. Chalk Farm station (Northern line) is 0.2 miles/5 minutes walking distance.

### **DESCRIPTION**

The property comprises a large area to the front of the ground floor used for a café with mezzanine seating. To the rear ground floor, there is a bakery, food preparation area and workshop space with impressive floor to ceiling height, an attractive pitched roof and separate access from Ferdinand Street.

There is also 1<sup>st</sup> and 2<sup>nd</sup> floor bright office space arranged as small rooms. Therefore we are offering the whole Building to let to a single tenant.

### **LEASE**

Assignment of a protected lease for a term of 10 years to 7<sup>th</sup> July 2029, passing at an annual rent of £62,500 PAX, without further rent review.

The lease has been granted within sections 24-28 of the Landlord & Tenant Act, for security of tenure. A new lease may also be available, direct from the Freeholder.

## AREA

*(all measurements are stated approx.)*

Ground floor	1,457 sq ft / 135.36 sqm
Mezzanine	259 sq ft / 24.06 sqm
1 <sup>st</sup> floor	54 sq ft/5.02 sqm
2 <sup>nd</sup> floor	303 sq ft /28.15 sqm

**TOTAL** **2,073 sq ft / 192.59 sqm**

## AMENITIES

- \* Sought after location
- \* Fully fitted café/bakery
- \* Self contained
- \* Excellent natural light
- \* Air conditioning
- \* Rear access
- \* Class E use – suitable for retail, restaurant, leisure
- \* Wooden flooring
- \* Excellent floor to ceiling height
- \* Extraction
- \* Disabled WC
- \* Lift

## ANNUAL RENT

£62,500 per annum exclusive

## PREMIUM

£15,000

## BUSINESS RATES

Business rates payable £22,954 per annum.

A 40% reduction is available under the Retail, Hospitality and Leisure scheme.

Interested parties are advised to confirm this and check their eligibility with Camden Council.

## VAT

The property is not VAT elected – VAT is not charged by the Landlord on outgoings.

## EPC

D/98

## VIEWING

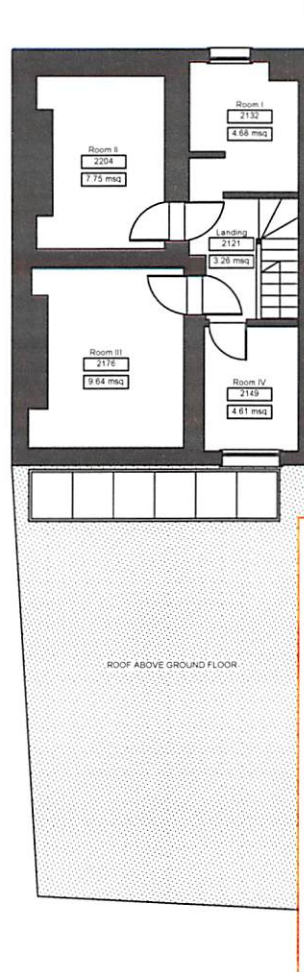
**Through Sole Agents**

**JARVIS KELLER** **020 7251 9226**  
**john@jarviskeller.co.uk 07876 245 302**

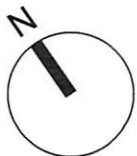
Existing Plans @ 1-100  
 Ground Floor Plan  
 First Floor Plan  
 Second Floor Plan



Existing Ground Floor Plan  
 Existing First Floor Plan

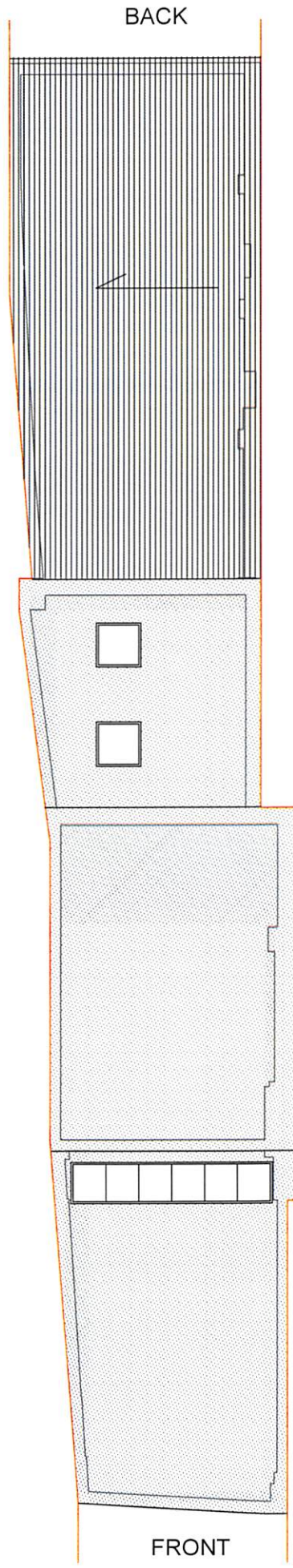


Existing Second Floor Plan



Existing Plans Scale 1:100 @ A3 Project Name: 47 Chalk Farm Road	<h1>02</h1>
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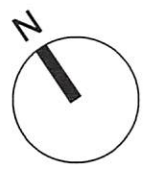
Existing Plans @ 1-100  
Ground Floor Plan  
-1 Floor Plan



FRONT



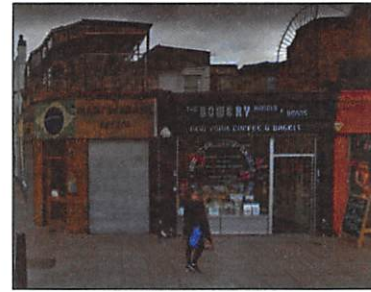
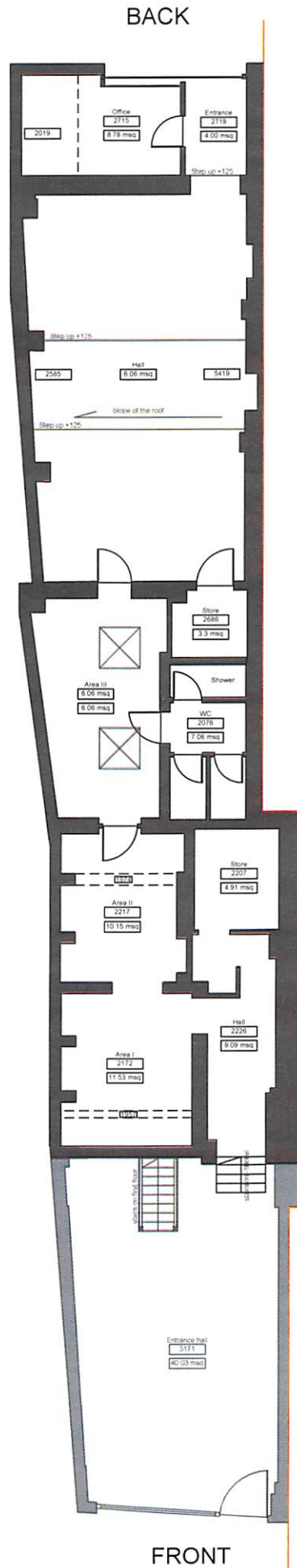
BACK



Existing Roof Plan  
Scale 1:100 @ A3  
Project Name: 47 Chalk Farm Road

04

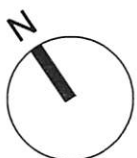
Existing Plans @ 1:100  
 Ground Floor Plan  
 -1 Floor Plan



FRONT



BACK



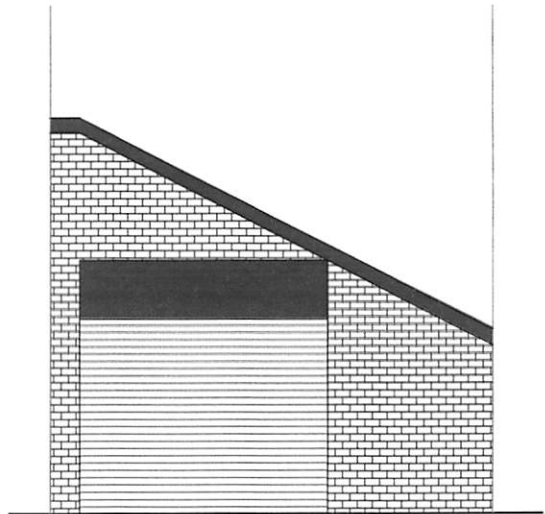
FRONT

<p>Existing Plans                  Scale 1:100 @ A3</p> <p>Project Name: 47 Chalk Farm Road</p> <p>Drawn by: [Name]                  Date: [Date]</p>	<h1>03</h1>
<p>[Company Name] &amp; Associates Ltd.</p> <p>[Address]                  [City] [Country]</p>	

# Existing Elevations @ 1:50



Existing Front Elevation



Existing Rear Elevation

0.5m 1m 1.5m 2m

The scaling of this drawing cannot be assured  
\* Drawing to be read in conjunction with Engineers drawings and specifications

Existing Elevations  
Scale 1:50 @ A3  
47 Chalk Farm Road

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