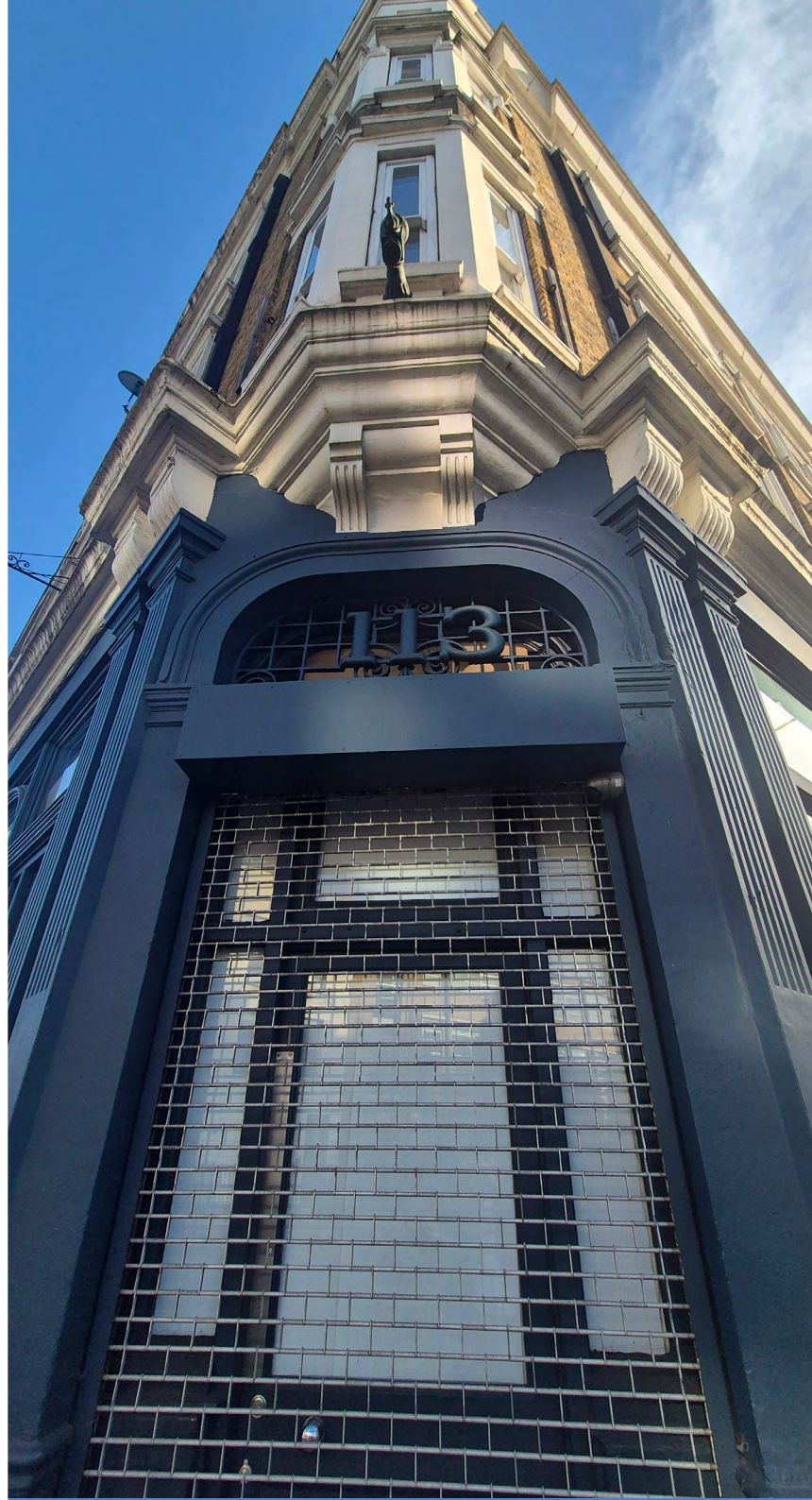


113

BAYHAM STREET
CAMDEN
NW1 0ND

MAY COMPANY
RETAIL & LEISURE SPECIALISTS



**PRIME NORTH WEST LONDON
FITTED PUB TO LET**

**PERIOD BUILDING WITH
PROMINENT RETURN FRONTAGE**

**FULLY FITTED PUBLIC
HOUSE SITE**

**3 MINUTES' WALK FROM CAMDEN
UNDERGROUND STATION**

**READY FOR IMMEDIATE
OCCUPATION**



113 BAYHAM STREET | CAMDEN | NW1 0ND

LOCATION

The property is located on the corner of Bayham Street and Greenland Street, in the heart of Camden Town. Camden Town underground station (Northern Line) is a three minute walk away.

The property is located moments from Camden High Street, close to a busy mix of both national retail and independent F&B operators including BBagel, Pret a Manger, Chicken Shop, M&S Food, TK Maxx, Blank Street Coffee, Wendy's, Popeyes, and pubs The World's End (Glendola) and The Camden Eye (Laine).

DESCRIPTION

Public house previously trading as Brewdog. The property is set across ground floor and basement. The ground floor comprises an open plan fully fitted trading area with seating and barstools, bar servery, rear WCs and storage mezzanine. The basement provides further customer seating/trading space, vaults (closed off/unused) along with the beer cellar, kitchen, back of house storage, and WCs.



Currently we understand the property is classified as a Public House under Sui Generis. Interested parties looking for a change of use to Class E are recommended to make their own planning enquiries with Camden Council planning.

FLOOR AREAS AND ACCOMMODATION

We have measured the property on an Gross Internal Area basis, with the following approximate floor areas:

DESCRIPTION	SIZE SQ M	SIZE SQ FT
Ground floor trading area, including WCs	77.1	771.77
Ground Floor Storage Mezzanine	8.67	93.32
Basement seating/trading space <i>Note: sealed-off vaults unmeasured</i>	39.44	424.55
Basement other: kitchen, beer cellar, back of house, storage, WCs	39.04	420.22
TOTAL (excluding basement vaults)	158.85	1,710





BUSINESS RATES

The VOA lists the property as Restaurant & Premises, with the Rateable Value is £53,500 from 1st April 2026.

Interested parties are advised to seek advice as to the Business Rates Payable from Camden Council Business Rates department on 020 7974 6460.

PREMISES LICENCE

We understand the premises operated for many years almost exclusively as a licensed drinking establishment (pub/bar) under different names, most notably:

- The Laurel Tree (a traditional Charrington's pub),
- Bar 113 (later, more bar-style venue)
- For a period Italian restaurant La Sagra, then Fuji Sushi + Bento, then back to being a pub as BrewDog
- The licence for BrewDog ran from 09/05/2013 onward (with variations), until the premises closed in July 2025.

Administrators have not preserved the premises license. Interested parties are recommended to contact Camden Council Licencing on licensing@camden.gov.uk

SERVICE CHARGE

There will be an ad hoc service charge provision in the lease.

INSURANCE

The tenant to reimburse the Landlord for 50% of annual building insurance premium.

LEASE

A new lease on terms by negotiation directly from the Landlord, with five yearly rent reviews.

RENT

Rental offers in excess of £90,000 per annum exclusive of all other outgoings, with premium offers invited.

EPC

Upon application.

COMPLIANCE

Under the Anti Money Laundering (Amendment) Act 2017, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

VIEWINGS

All viewings are by prior appointment from the Landlord's agents, May & Company:

SAMUEL MAY MRICS
DIRECTOR

T 020 3503 0635

M 07742 256 873

E samuel@mayandcompany.co.uk

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991
These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.