



RESTAURANT OPPORTUNITY E-Class Planning (A1/A2/A3/B1/D1/D2)*

Camden / Chalk Farm - New Lease
Opposite Roundhouse Theatre & New-build Scheme



Camden / Chalk Farm - New Lease E-Class Opportunity Opposite Roundhouse Theatre & New-build Scheme **74-77 Chalk Farm Road, Camden NW1 8AN**

Approx. 2,883 sq ft NIA



Location

Occupying a prominent position on Chalk Farm Road, adjacent to Sainsbury's Local, a 3-minute walk from Chalk Farm Underground Station and opposite the iconic Roundhouse Theatre.

The location benefits from strong year-round footfall, with Camden Market and the wider Camden Town retail and leisure pitch close by.

Directly opposite, Arada London's major new mixed-use development (scheduled for completion Spring 2028) will deliver 264 student beds, 30 affordable homes and over 13,000 sq ft of commercial space, further enhancing this established and evolving location.

Nearby



Sainsbury's Local



The Koppel Project
Supporting Artists and Ideas



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[Click here for Street View](#)

Accommodation

Arranged over ground, mezzanine, basement and first floors, providing the following approximate NIA areas:

Ground (sales, office, store)	1,603 sq ft
Mezzanine (sales)	564 sq ft
Mezzanine (staff & store)	177 sq ft
Basement (kitchen)	539 sq ft
First (plant room)	Not Measured
Total Area (NIA)	2,883 sq ft 267.94 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value (2026/2027) £96,500

Rates Payable (2026/2027) £41,495

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Lease

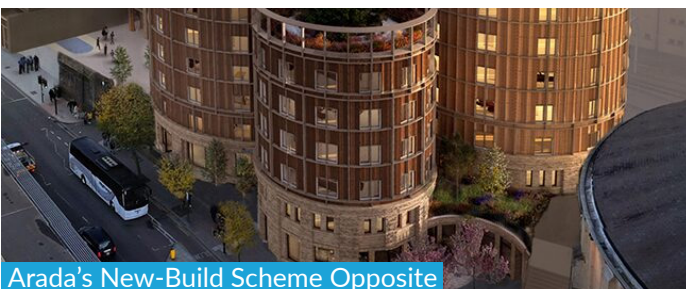
A new lease is available at a guide rent of £97,500 pax. Rent is exclusive of Business Rates and all other outgoings. *Planning uses are subject to any consents.

Contact

For further information or to arrange a viewing, please contact sole agents:

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482



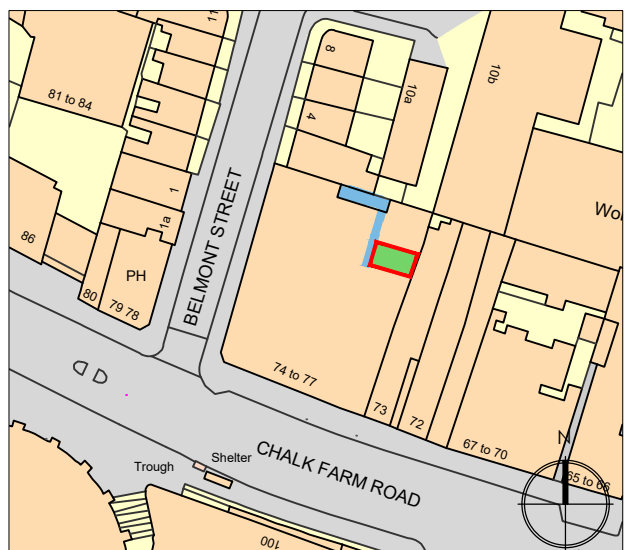
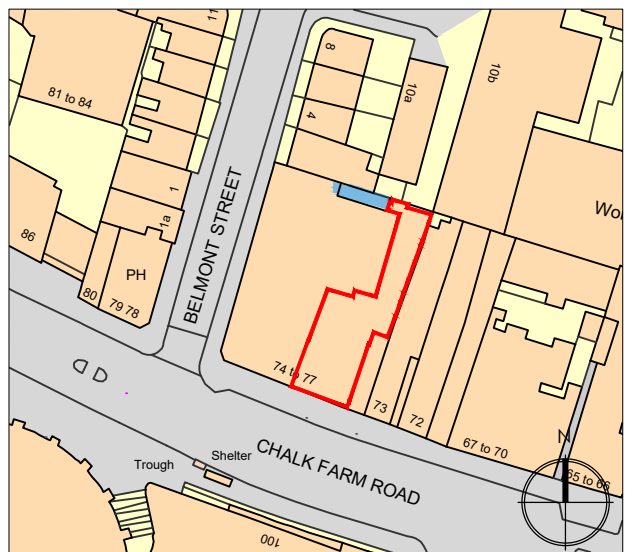
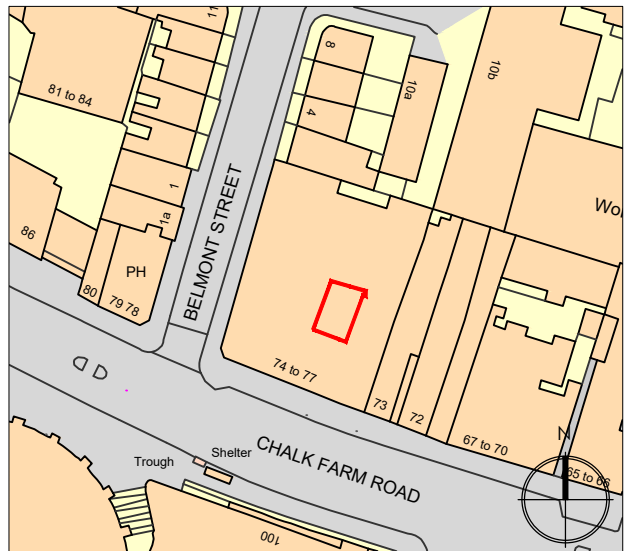
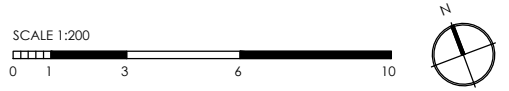
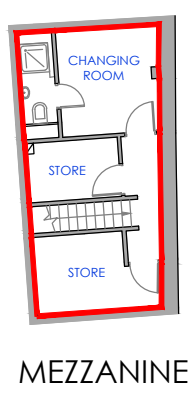
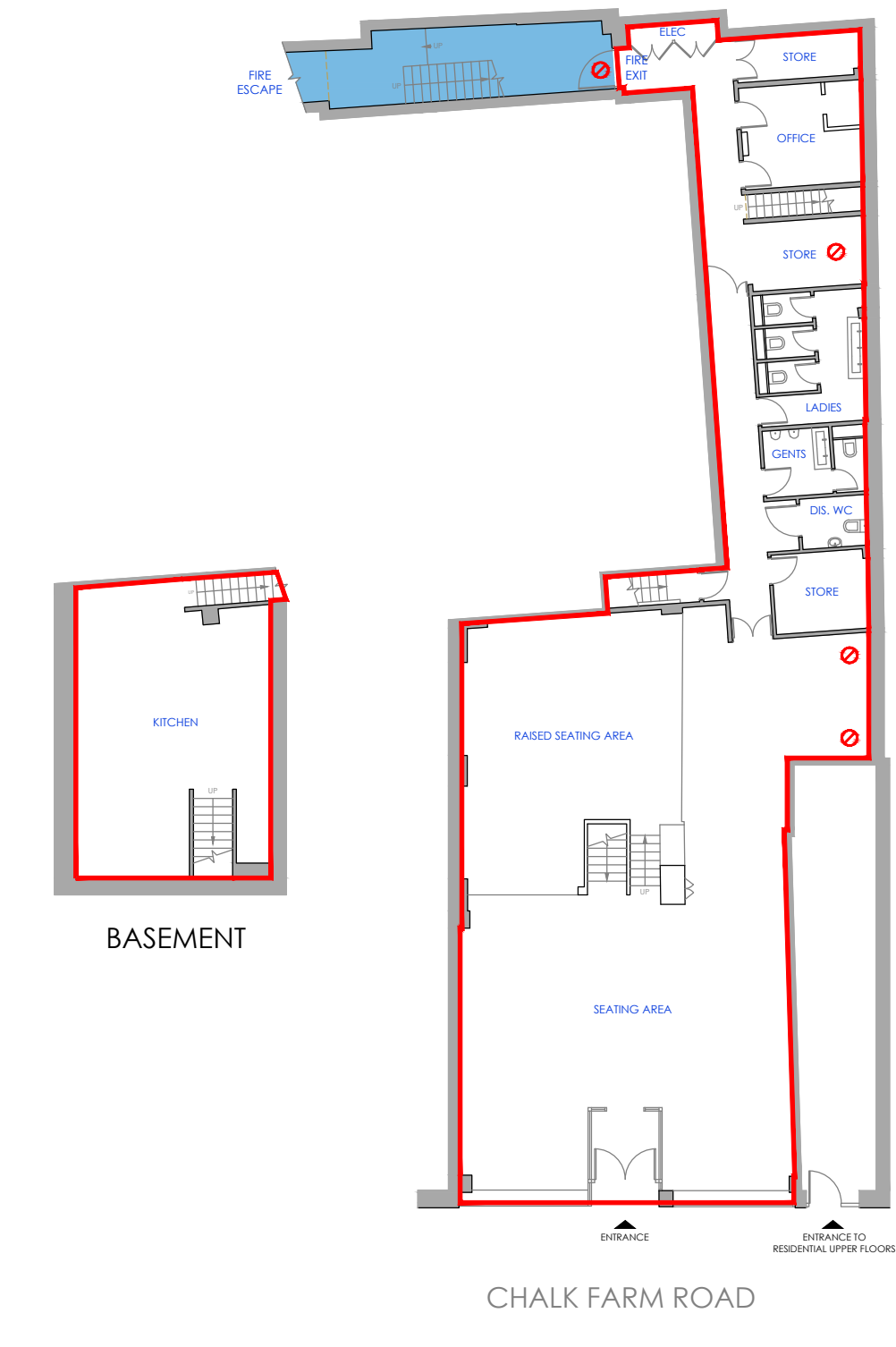
Arada's New-Build Scheme Opposite

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.
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PLEASE NOTE: THIS IS AN A3 PLAN. IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'



drawing address 74-77 CHALK FARM ROAD LONDON NW1 8AP	location/details BASEMENT TO FIRST FLOOR LEASE PLAN	date 10/10/2019	scale 1/200
		dwg. no. PP6116-01a	sheet A3