



Location

The property occupies a prominent position on one of Central London's most distinctive and charming shopping streets.

Lamb's Conduit Street is renowned for its village like atmosphere and diverse independent retail offering. Its contemporary brand mix attracts residents, office workers, domestic and international visitors throughout the week.

Nearby retail occupiers include Toast, Sunspel, Original Fibres, Grenson, Oliver Spencer and Folk. Notable F&B occupiers include Noble Rot, Honey & Co, La Fromagerie and Redemption Roasters.

Accommodation

Ground Floor	623 sq ft	57.90 sq m
Basement	528 sq ft	49.07 sq m
Total	1,151 sq ft	106.97 sq m

Rent

On application.

Lease Term

Available on a new lease for a term to be agreed, subject to vacant possession from June 2026.

The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act.

Rates

Rateable Value	£50,000
UBR	0.43

Interested parties are advised to make their own enquiries with Camden Council to confirm their exact liabilities.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Viewing

Viewings can be arranged in advance via KLM Real Estate.

Contact

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