

159/161 CAMDEN HIGH STREET LONDON NW1 7YH

1,720 SQ FT PRIME RETAIL UNIT



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CAMDEN IS AN AFFLUENT, POPULAR AND DESIRABLE AREA PROVIDING AN ECLECTIC MIX OF MARKETS, RESTAURANTS AND BARS.

With the added benefit of the Grand Union Canal and Camden Lock, the location attracts a large number of domestic and international tourists meaning the area benefits from a strong footfall 7 days a week.

The subject property is located within a prime position on Camden High Street next to a recently opened Tesco Express.

Other nearby occupiers include Boots, M&S, Pret and Costa Coffee.

ACCOMMODATION

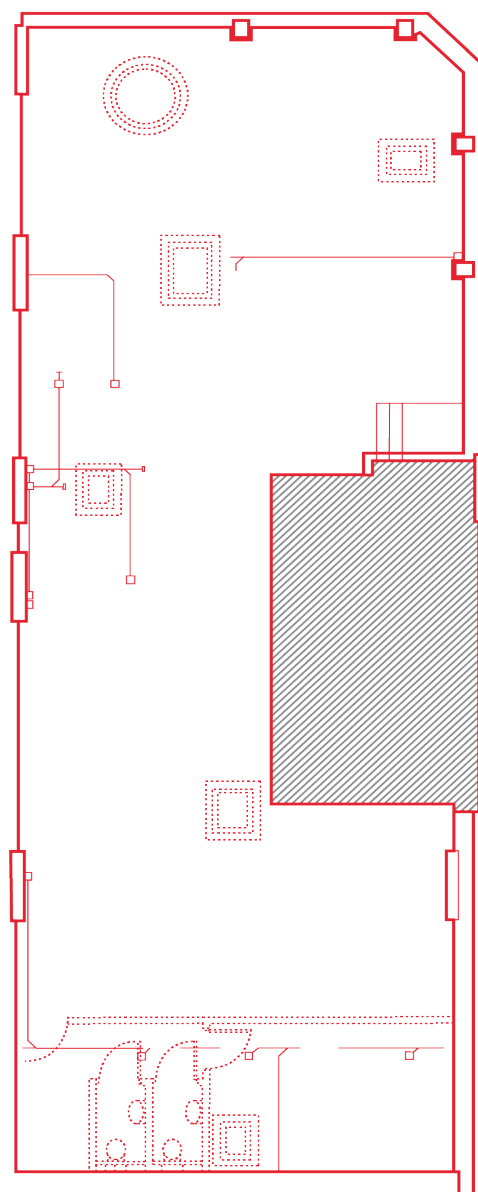
The property is arranged over ground floor only, providing the following approximate floor area.

TERM

The property is available by way of a new 10 or 15 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

RENT

Price on Application



Ground Floor Area
1,720 sq ft | 159.79 sq m

100,000

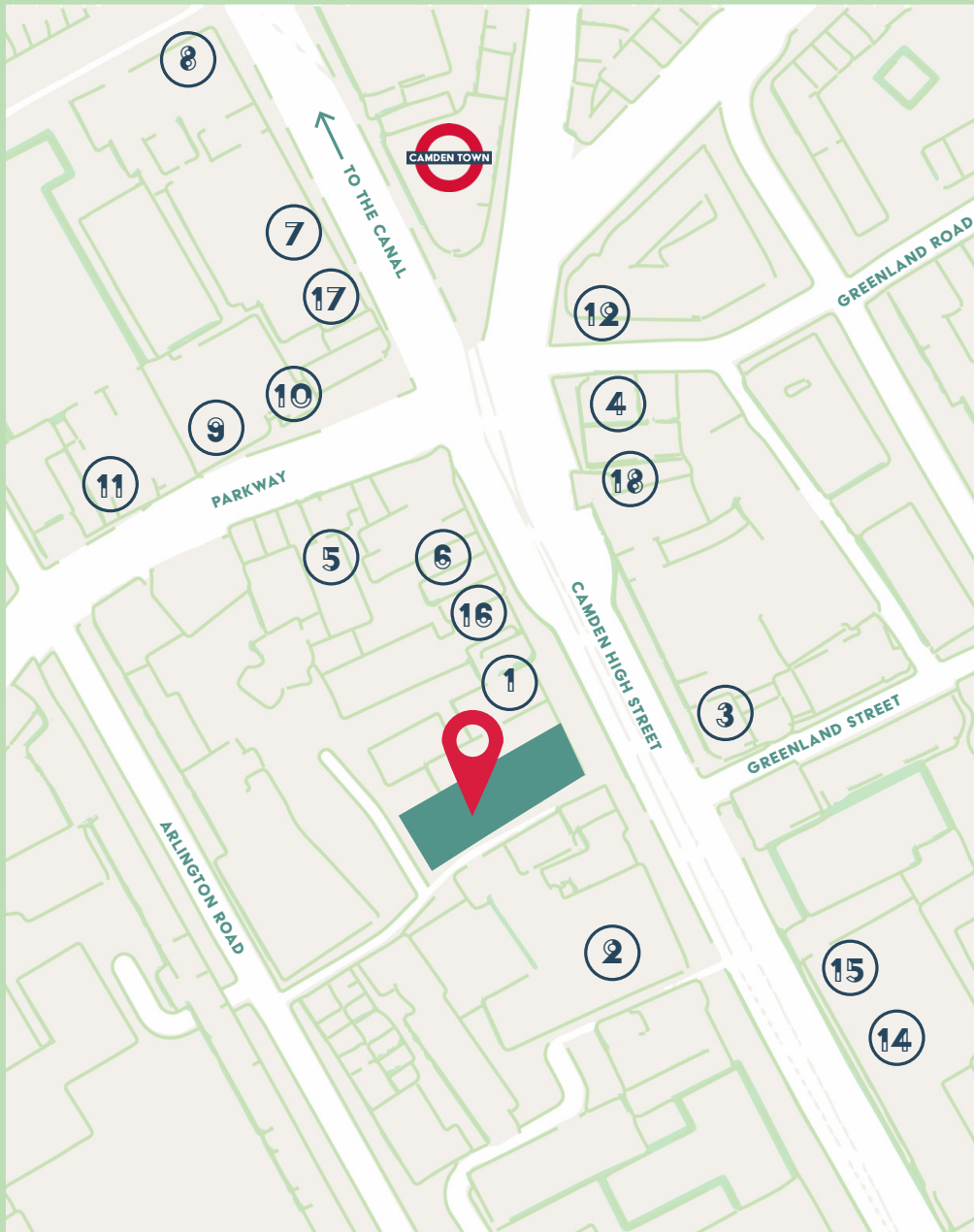
CAMDEN MARKET VISITORS EVERY WEEKEND

4TH

MOST POPULAR LONDON ATTRACTION

24,000

SHOPS IN THE AREA



CONNECTIONS

FROM CAMDEN HIGH STREET



LIVERPOOL ST

20 MINUTES



LONDON BRIDGE

15 MINUTES



KINGS CROSS

10 MINUTES



EUSTON

5 MINUTES

- 1. TESCO
- 2. M&S SIMPLY FOOD
- 3. LLOYD'S
- 4. NATWEST
- 5. THE JAZZ CAFE
- 6. PURE JUICE BAR

- 7. PURE GYM
- 8. URBAN OUTFITTERS
- 9. GAP
- 10. STARBUCKS
- 11. ODEON
- 12. THE WORLD'S END

- 13. ST MARTIN'S GARDENS
- 14. WATERSTONES
- 15. SPECSAVERS
- 16. BOOTS
- 17. VANS
- 18. RYMAN



SUBJECT TO CONTRACT

EPC

The property benefits from a C Rating. Certificate and further details available on request.

LEGAL

Each party is responsible for its own legal costs incurred in this transaction.

VIEWING

For further information, please contact Knight Frank or Joint Agent John D Wood:

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