

TO LET

GROUND FLOOR COMMERCIAL UNIT

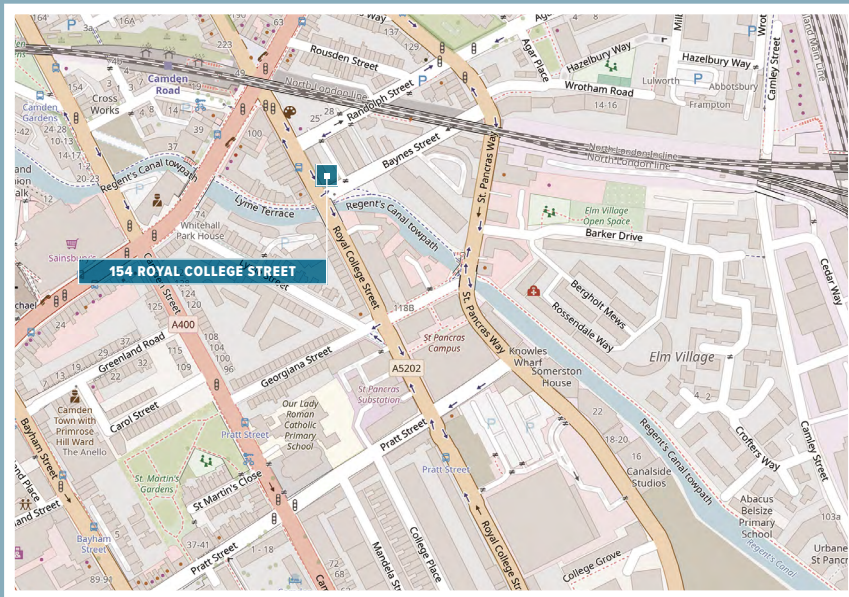
154 ROYAL COLLEGE SREET | CAMDEN | NW1 0TA

A RARE OPPORTUNITY TO ACQUIRE A PROMINENT GROUND FLOOR RETAIL UNIT IN VIBRANT CAMDEN, NORTH LONDON.

The property occupies a highly visible position on a busy high street, benefiting from strong pedestrian flow and a diverse surrounding retail offer.



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LOCATION:

The property is located on Royal College Sreet, only moments from Camden Road station. The street comprises a mix of independent occupiers including Pizzeria D'é Munaciell, Haricot Gallery, The Gallery Bass Guitar Merchants, Casa Tua Coffee shop and restaurant, Camden Road Arms, with Social Pottery and Cleaners & Coffee nearby.

Camden Town is famed for its market, a warren of fashion and curiosities by the Regent's Canal. A haven of counter culture, the area is popular with tourists, teenagers and punks. The thriving nightlife scene includes live music in alternative clubs and old-school pubs, and major stars playing at the Jazz Cafe and the Roundhouse. Cafes bustle during the day. Nearby Regent's Park has formal gardens and the London Zoo.

ACCOMMODATION:

Ground floor commercial unit suitable for either office or retail use. The property has been refurbished with new lighting, heating and WC.

USE:

Class E

SIZE:

180 sq ft approximately.

RENT:

Offers in the region of £25,000 per annum exclusive.

BUSINESS RATES:

Pending assessment.

LEASE:

A new lease from the Landlord on terms to be agreed.



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. March 2026.

VIEWINGS

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

SAMUEL MAY

E samuel@mayandcompany.co.uk

T 020 3503 0635

M 07742 256873

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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