

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

PRIME LOCATION – NEW LEASE AVAILABLE



PREMISES

The subject premises traded as a cocktail bar since their conversion from Public Conveniences in 2012. The premises lend themselves to café, bar and other commercial uses.

LOCATION

The premises are situated next to Camden Road station at the crossroads of Royal College Street and the Camden Road (A503). Nearby occupiers include Brewdog's Camden Road Arms and Social Pottery Making amongst other local operators.

Camden Road is located a short distance from central Camden Town and on the way to Kentish Town.

ACCOMMODATION

The property provides the following approximate area of subterranean space with highly prominent signage onto the street;

Basement: **448 sq ft** **41.6 sq m**

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

RATING

The property are to be re-assessed for rates.

EPC

Available on request.

LEGAL COSTS

The Tenant shall be responsible for both parties legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Henry Foreman

07469 155716

henryforeman@fmx.co.uk

Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

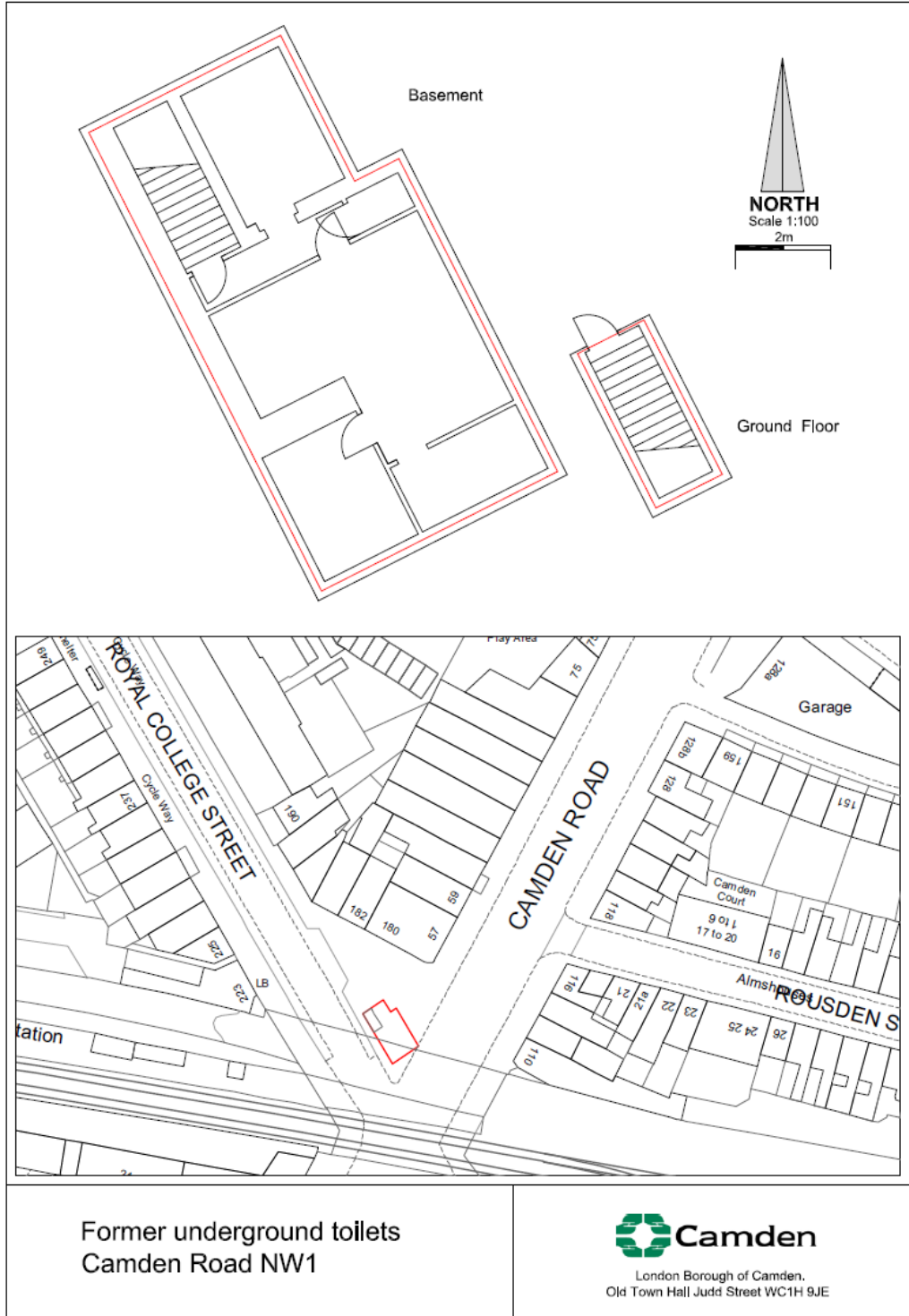
PRIME LOCATION – NEW LEASE AVAILABLE



Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

PRIME LOCATION – NEW LEASE AVAILABLE



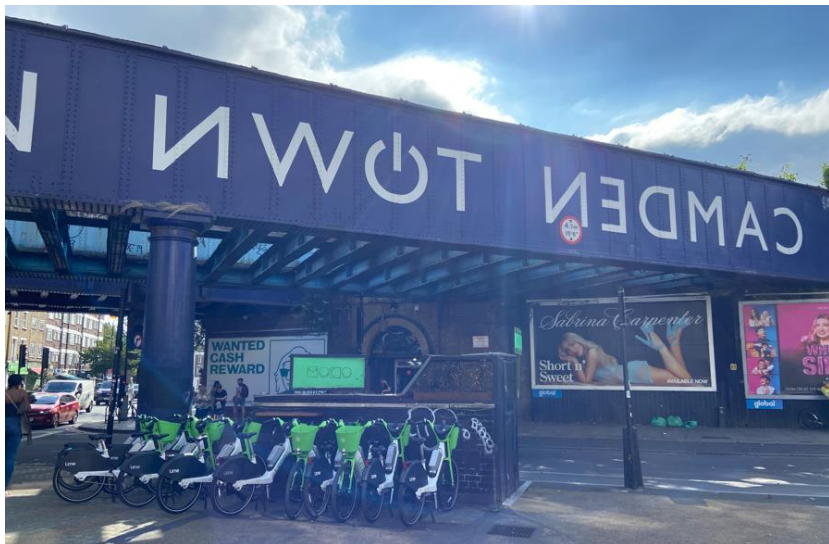
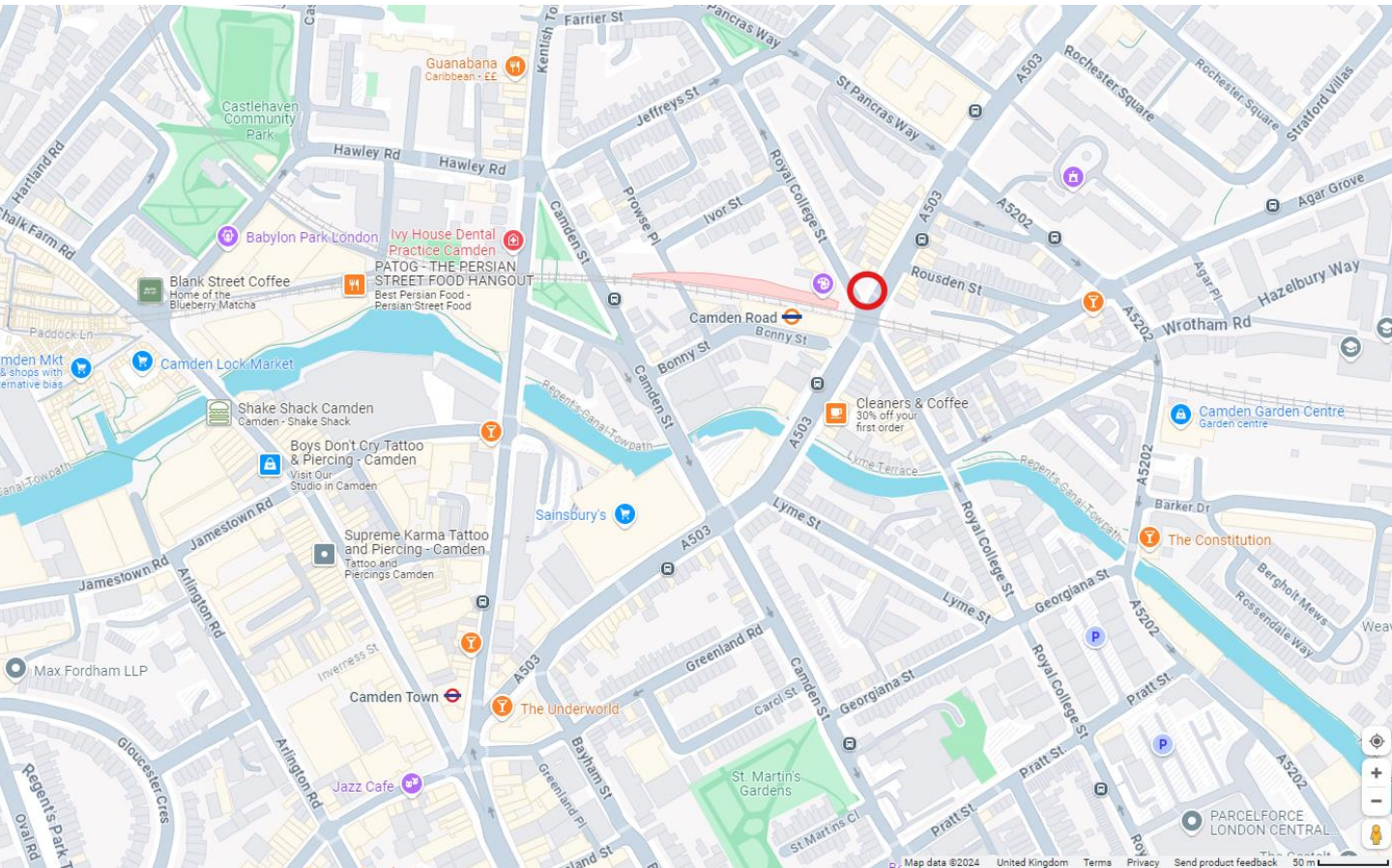
Former underground toilets
Camden Road NW1

 **Camden**
London Borough of Camden.
Old Town Hall Judd Street WC1H 9JE

Date: September 2024

CAMDEN TOWN - Commercial Premises in former Public Conveniences, Camden Road, London NW1

PRIME LOCATION – NEW LEASE AVAILABLE



For further information or to view the premises please contact:

Henry Foreman
07469 155716
henryforeman@fmx.co.uk

Date: September 2024