

RETAIL SHOP TO LET

18 CAMDEN HIGH STREET

LONDON NW1



The property is ideally located in a busy section of Camden High Street, close to Mornington Crescent underground station.

Nearby successful operators include Pret a Manger, Sainsbury's, Boots and Costa along with Starbucks due to open next door in February 2020. The property is also surrounded by numerous bars and restaurants. There is a high level of pedestrian traffic from the local businesses and residents.



SHACKLETON

# 18 CAMDEN HIGH STREET, LONDON NW1

## FINER DETAILS

Ground Floor Front: 411 sq.ft 38.21 sq.m

Ground Floor Rear: 125 sq.ft 11.57 sq.m

**TOTAL:** 536 sq.ft 49.80 sq.m

Rent: £35,000 per annum exclusive

Term: Available by way of a new lease, held outside the Landlord & Tenant Act 1954, for a term to be agreed.

Rateable Value: £ 22,750

Rates Payable: £ 11,921 per annum (2019/2020)

An EPC has been commissioned and is available on request.



Copyright and confidentiality: Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:

**RYAN MAK**

+44 0207 183 8575  
RYAN.MAK@SHACKLETONPROPERTY.COM



**JON PUDDIFANT**

+44 0207 183 8572  
JP@SHACKLETONPROPERTY.COM

Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All prices/rents are quoted exclusive of any VAT which may be payable.