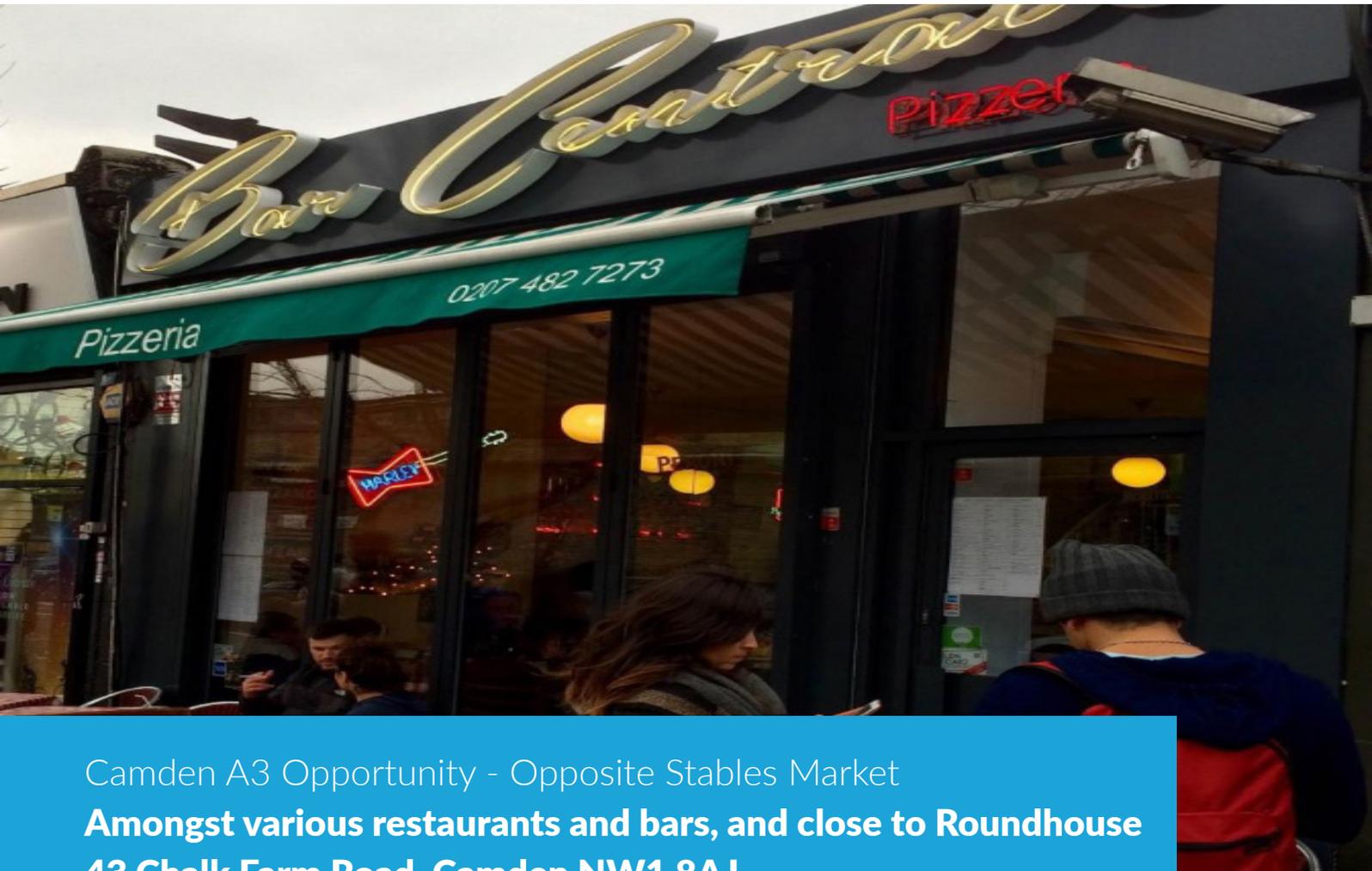


**Camden A3 Opportunity - Opposite Stables Market**

Amongst various restaurants and bars, and close to Roundhouse



Camden A3 Opportunity - Opposite Stables Market  
**Amongst various restaurants and bars, and close to Roundhouse**  
**43 Chalk Farm Road, Camden NW1 8AJ**

Approx. 2,263 sq ft

Location

The premises are well-located in the middle of a parade along Chalk Farm Road, between Harmood Street and Ferdinand Street, directly opposite Stables Market.

Operators in the near vicinity include Gino D'Acampo Restaurant, Made in Brasil, Cotton's, The Monarch, The Camden Assembly, and Nando's.

The pitch is an all-day opportunity, benefitting from tourists, shoppers, residents, and office-workers in the daytime, through to the strong night-life of Camden, where this opportunity is centrally-located.

Nearby



THE CAMDEN ASSEMBLY

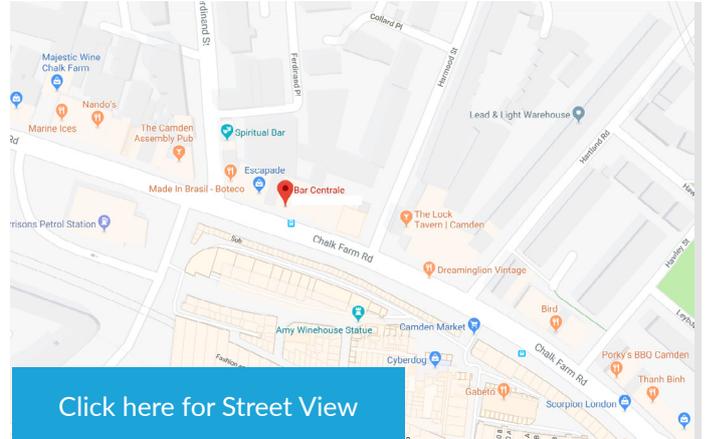


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CGI of Covered Terrace



[Click here for Street View](#)

**Accommodation**

Arranged over ground, lower-ground, and mezzanine floors, also benefitting from a covered terrace at the rear. Providing the following approximate areas:

Ground Floor	596 sq ft
Lower-Ground	705 sq ft
Mezzanine	257 sq ft
Covered Terrace	705 sq ft
<b>Total Net Area</b>	<b>2,263 sq ft</b> 210.32 sq m

**Rent**

Rental offers in excess of £100,000 per annum, exclusive of Business Rates, Service Charge and all other outgoings.

**Rates**

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£41,500</b>
<b>Payable 2018/19</b>	<b>£19,920</b>

Interested parties are advised to verify with the Local Authority.

**Lease**

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

**EPC**

An Energy Performance Certificate is available upon request.

**Licence**

The current Premises Licence allows:

- Retail of Alcohol (on premises):**
- Until 11:30 pm - Monday to Thursday
- Until 12:00 am - Friday & Saturday
- Until 10:00pm - Sunday

The tables and chairs licence allows 3 tables and 6 chairs on the pavement, Monday - Sunday until 9pm.

The licences will be transferred.

**Legal costs**

Each party to be responsible for payment of their own costs.

**Contact**

For further information or a viewing contact:

<b>Theo Benedyk</b>	Saul Fierstone
DD: 020 7009 0486	DD: 020 7009 0481
<a href="mailto:tb@lewisraig.co.uk">tb@lewisraig.co.uk</a>	<a href="mailto:sf@lewisraig.co.uk">sf@lewisraig.co.uk</a>

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.