



### *Location*

The subject property is situated just off of the vibrant Charlotte Street where a wide variety of restaurants, cafés and bars are located.

Nearby occupiers include Lewis Leathers, Charlotte Street Hotel, Carousel, Lisboeta, Roka and Six by Nico.

The property has an attractive modern shop front with a timber floor throughout the ground floor. There is also a skylight at the rear allowing lots of natural light into the unit.

### *Accommodation*

Ground Floor	605 sq ft	56.23 sq m
Basement	468 sq ft	43.49 sq m
<b>Total</b>	<b>1,073 sq ft</b>	<b>99.72 sq m</b>

### *Rent*

£46,500 pax

### *Freehold Interest*

The freehold interest is available with a vacant possession. Further information will be provided upon application.

### *Contact*

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### *Lease Term*

Available by way of an assignment of the existing lease which expires on 4th March 2034, which is held outside of the Landlord and Tenant Act 1954. There is a tenant only break clause on 5th March 2029.

### *Rates*

Rateable Value	£33,500
UBR	0.546

Interested parties are advised to make their own enquiries with Camden Council to confirm their exact liabilities and any transitional relief.

### *Costs*

Each party to bear their own legal costs incurred in the transaction.

### *Energy Performance Certificate*

Certificate available on request.

### *Viewing*

Viewings are to be arranged in advance via agents KLM Real Estate.



50 metres

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