

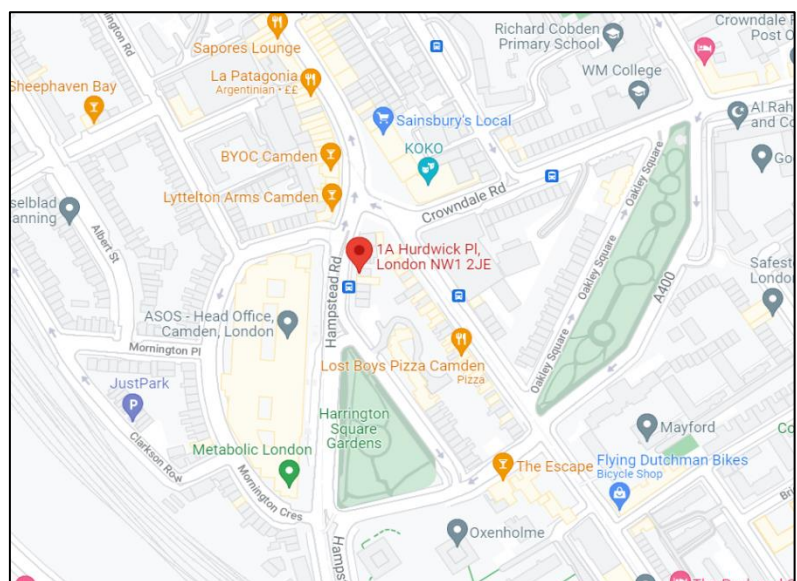


1a Hurdwick Place, Camden, London NW1 2JE

Summary

- New Lease Available
- Ground Floor and Mezzanine Level
- Next to Mornington Crescent Station
- Prominent Trading Position

Leasehold: Rent - £100,000 per annum



Viewing is strictly by prior appointment with sole agents
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Location

The premises is located on Hardwick Place in Camden, adjacent to Mornington Crescent Station and approximately 0.4 miles from Camden Town Station. The area is a popular late-night destination and benefits from a large population of office workers, residents and tourists through the daytime and evenings. Local operators include Koko, Inamo, Band of Burgers, BYOC, Simmons Bar and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The premises are partially fitted and are arranged at ground floor and first floor mezzanine level. The ground floor comprises a bar servery and main trading area, and customer WCs and storage on the mezzanine level. We understand the approximate gross internal areas to be as follows:-

Ground Floor	112 sq m	1,200 sq ft
First Floor	18 sq m	190 sq ft
Total	130 sq m	1,390 sq ft

Tenure

A new lease for terms to be agreed is available.

Rent

£100,000 per annum.

Planning

The premises benefit from A4 / Sui Generis use.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Sunday to Thursday	12:00pm to 23:30pm
Friday & Saturday	12:00pm to 00:00am

Fixtures & Fittings

All fixtures and fittings that are located at the property will remain.

Rateable Value

The current rateable value is £60,000.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffe Lyons.

