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# A3/A4 UNIT TO LET IN CAMDEN

**1A HURDWICK PLACE, CAMDEN,  
LONDON, NW1 2JE**



## Location:

The premises are situated adjacent to Mornington Crescent tube station (Northern Line) in a prominent position at the southern end of Camden High Street.

There are a wide variety of independent and national restaurant and retail occupiers within the vicinity including Pret, Boots, Sainsbury's and Costa Coffee.

## Accommodation:

The premises are arranged over ground floor and first floor and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,200 sq. ft. (101.64 m<sup>2</sup>)</b>
<b>First Floor:</b>	<b>190 sq. ft. (17.65 m<sup>2</sup>)</b>
<b>Ground Floor Patio:</b>	<b>95 sq. ft. (8.83 m<sup>2</sup>)</b>

## Use:

The premises benefit from A3/A4 planning consent. Alternative uses may be considered subject to planning.

## Rent:

£85,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Licensing:

The property has a Premises Licence permitting the sale of alcohol. Licensing opening hours of the premises:

Sunday - Monday:	12:00 - 23:30
Friday - Saturday:	12:00 - 00:00

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

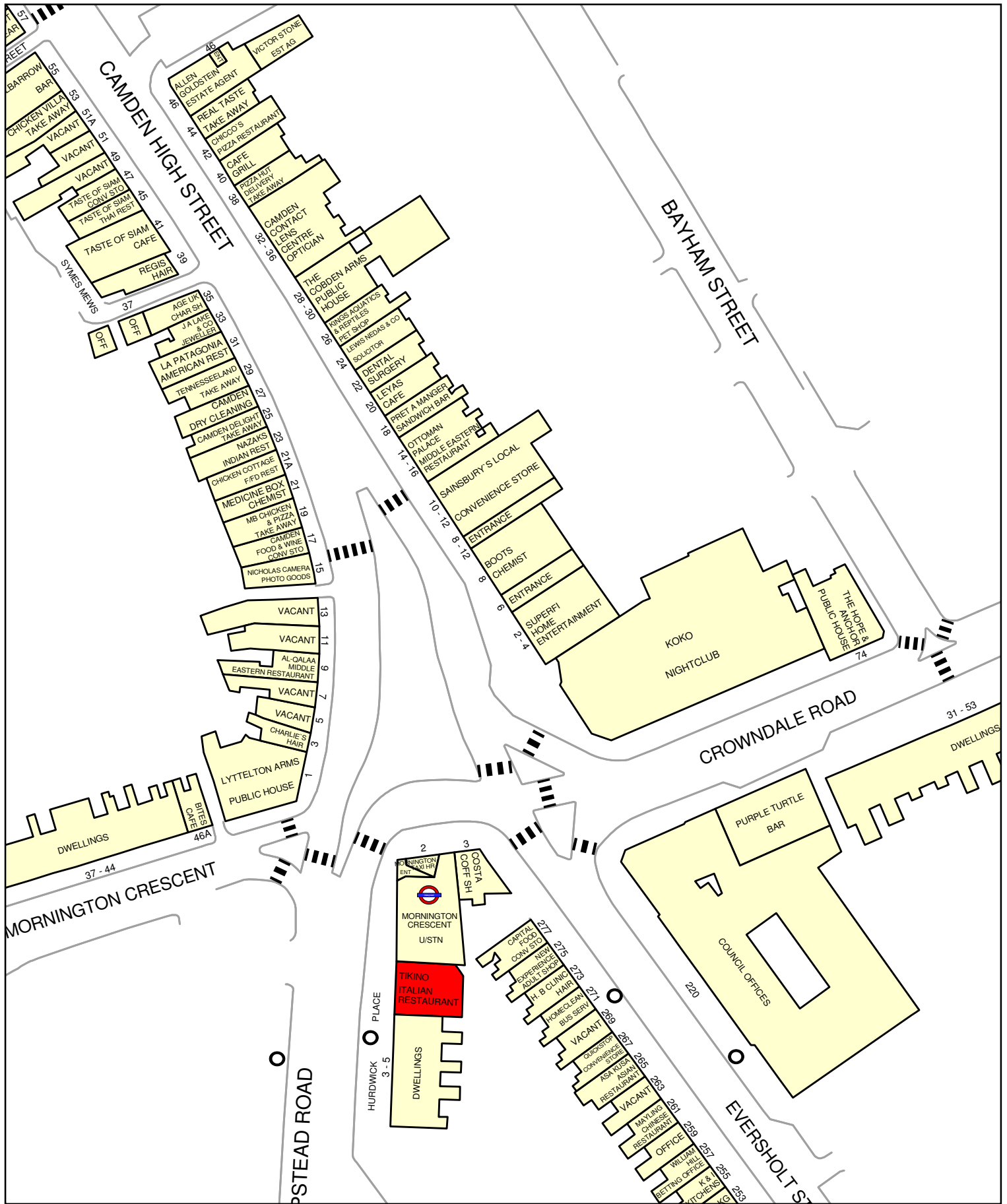
Each party to bear their own legal costs.

## Viewings:

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50 metres