



PROPERTY CONSULTANTS

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A3 RESTAURANT LEASE FOR SALE 28' FRONTAGE



CAMDEN TOWN, LONDON, NW1 823.30 SQ FT (76.48 SQ M)

- Location:** Situated in Pratt Street between Bayham street and Camden High Street (A502). Pratt Street is a busy one way cut through for traffic and is a well known location. Camden Town underground station (Northern Line) is a few minutes walk away.
- Description:** Comprising a restaurant that specialises in a mixed menu of fish & chips, burgers, kebabs and also arranged as a coffee shop with a wide terrace for A1 Fresco Dining. The premises are arranged over ground floor and basement and have 20 covers on the ground floor and a further 16 on the terrace/forecourt. Offered for sale with all fixtures fittings and equipment. (full details upon request)
- Areas:** Basement – Preparation area and 2 WC's - 300 sq ft
Ground Floor - 523 sq ft
Gross Frontage – 28'
Internal Width – 26'5"
- Lease:** Held on a rolling 15 year FRI lease at £28,300 per annum with four yearly rent reviews.
- Terms:** £159,000 is sought for the goodwill, fixtures, fittings and equipment.
- Business Rates:** London Borough of Camden - £6,000 payable 2006/2007. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.
- Viewing:** Via Agents Claridges Commercial – 0845 205 0007