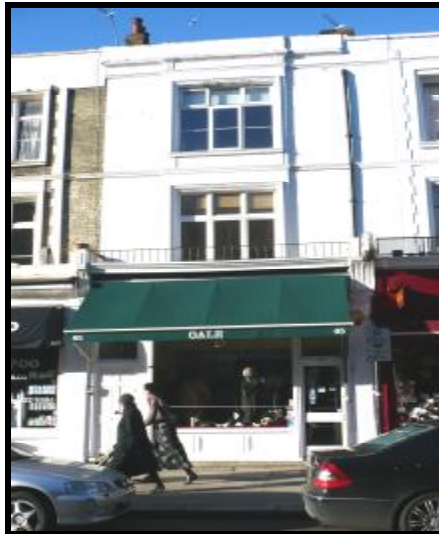


A1 RETAIL PREMISES TO LET



REGENTS PARK ROAD, PRIMROSE HILL NW1 APPROX 1044 SQ FT (97 SQ M)

Location: Located in an excellent position in this affluent and niche location and situated adjacent to Nicholas Wine Merchant and close to Limonia Restaurant.

Description: Comprising a shop and basement, plus residential upper part. The upper part comprises two studio flats which are sold off on long leases (circa 80 years) with nil ground rent payable.

The shop is arranged over ground floor, plus a large basement with good ceiling height and arranged over two rooms.

The existing tenant is a retailer/manufacturer of fur coats and accessories.

<u>Areas:</u>	Ground Floor	58 sq m
	Basement	39 sq m
	Total area	97 sq m (1044 sq ft)



Terms: Available on a 10 year Lease with a rent review at the 5th year at £50,000 pa.

Rates Payable: London Borough of Camden – We have been advised the rates payable are approximately £7,500 pa. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: **Strictly by appointment only via Sole Agents
Claridges Commercial – 0845 205 0007**