

# 75 CAMDEN HIGH STREET

CAMDEN, NW1 7JL

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## FOREST

REAL ESTATE

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INVISIBLE BRACES - IMPLANTS

WHITENING

# TO LET

## 956 SQ FT

Retail shop available by way of lease assignment, suiting a variety of E use class occupiers.

### Key Features

- Lease assignment
- Open plan
- Comfort cooling
- Private Kitchenette
- CCTV
- E use class
- No VAT applicable
- Within a 5 minute walk from Camden Town Station (Northern Line)

**75 Camden High Street**  
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## Description

This retail unit, set across two floors, comprises of 956 square feet and benefits from E use class therefore lending itself to range of prospective tenants.

This property is open plan and is inclusive of built-in comfort cooling, private kitchenette and CCTV.

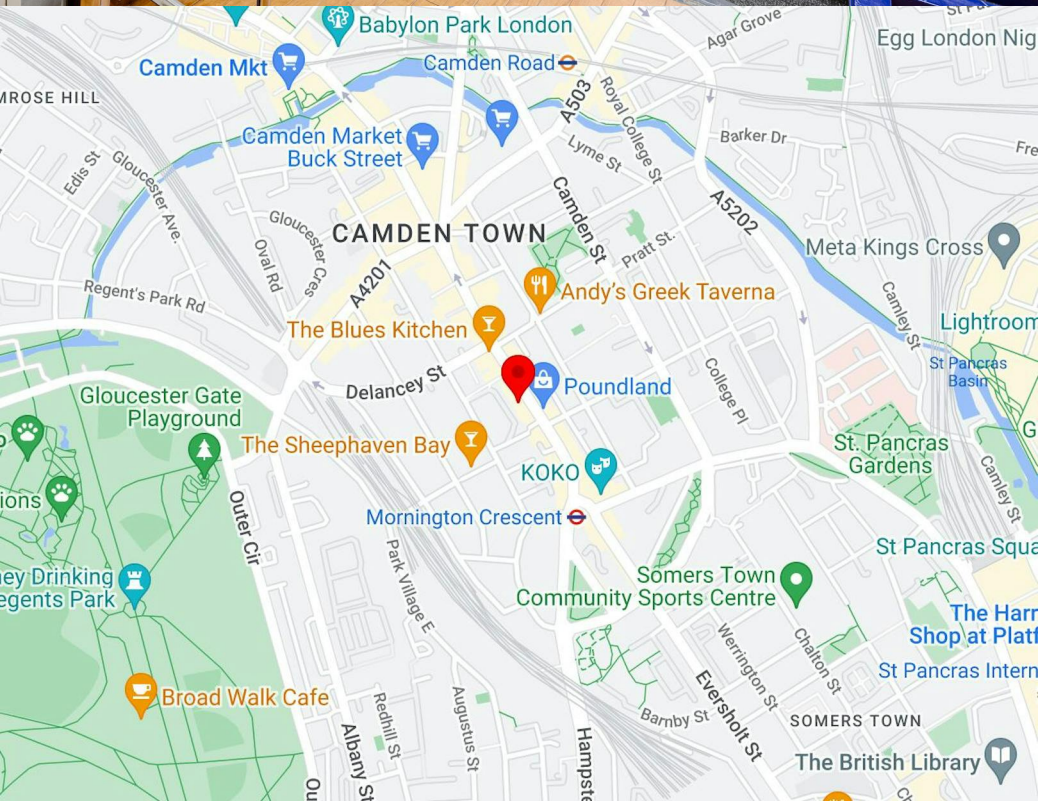
There is no VAT applicable on this property.

## Location

Camden High Street embodies a variety of diverse cultures, creating a wide range of experiences. It offers an opportunity to immerse oneself in various traditions, savor global cuisine, and appreciate captivating street art.

This property is also situated in a great position as it is within close proximity to popular attractions such as Regent's Park and Camden Market.

Camden Town Station is only a 5 minute walk away providing great access into Central London via the Northern Line.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	629	58.44
1st	327	30.38
<b>Total</b>	<b>956</b>	<b>88.82</b>

<b>Lease</b>	Assignment
<b>Rent</b>	£40,000.00 per annum
<b>Rates</b>	£16,966 per annum
<b>Service Charge</b>	On application
<b>VAT</b>	Not applicable
<b>EPC</b>	D (88)

# Contact

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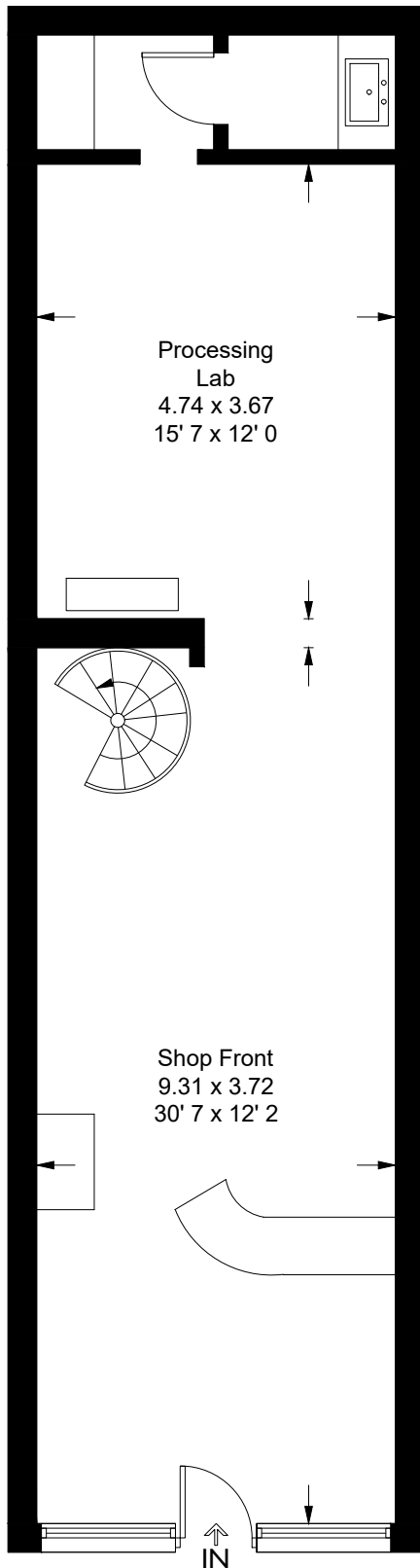
**75 Camden High Street**  
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**F O R E S T**  
REAL ESTATE

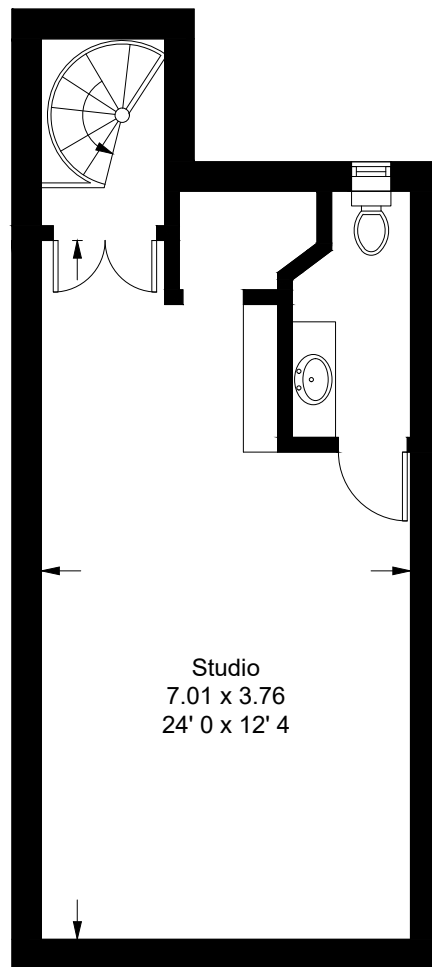
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# Camden High Street

Approximate Gross Internal Area = 956 sq ft / 88.8 sq m



**Ground Floor**  
629 sq ft / 58.4 sq m



**First Floor**  
327 sq ft / 30.4 sq m

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