

128 Albert Street, Camden, London NW1 7NE



Large Retail / Leisure Opportunity Available



LOCATION

Camden is a popular commercial and residential area in London. Camden Market attracts over 100,000 visitors every weekend. The surrounding residential catchment is affluent with Primrose Hill, Belsize Park and St Johns Wood in close proximity.

Camden Town offers a strong retail offering, with Marks & Spencer, TK Maxx and ALDI represented on Camden High Street. This is complemented with a well established leisure provision of pubs and bars alongside Street Markets.

SITUATION

The subject premises is located at the junction of Albert Street and Parkway. Parkway is the established restaurant and convenience retail pitch for Camden, linking Camden Town Tube Station (Northern Line) towards Regents Park and Primrose Hill.

The street is home to a number of restaurants and cafes including Gails Bakery, Pizza Pilgrims, Five Guys and Purezza. There is also an established quality specialist food offering including Longdan Supermarket and Wholefoods (adjacent).

LEASE

A new fully repairing and insuring lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

DESCRIPTION

The unit occupies the ground floor of an attractive mixed use development with retail and leisure on ground floor with Wholefoods and Earl of Camden, and office and residential above.

The unit provides the below accommodation.

Ground Floor GIA: 7,630 sq ft 708.85 sq m



GROUND FLOOR





RENT

On Application

USE

The property benefits from a Class E use consent, but would be suitable for a range of alternative uses including spa, health and educational uses.

RATEABLE VALUE

£117,000 - 2023

EPC

The property has an EPC Rating of B(45).

VIEWING

For further information, please contact:

Dan Turner

dant@jacksoncriss.co.uk

07917 022 524

Andrew Criss

andrewc@jacksoncriss.co.uk

07831 213 396

Douglas Macrae

douglasm@jacksoncriss.co.uk

07977 441 267





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