



16 Inverness Street, Camden, London, NW1 7HJ



HAY HILL
— Leisure —

HAY HILL
L E I S U R E

To request a viewing please call:
George Hamblett on 07766 234 955
Michael Macpherson MRICS on 07821 130 877

Term: New lease to be agreed

Rent: £110,000pa

Size: 1,609 sq. ft.



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LOCATION:

Situated at 16 Inverness Street, this exceptional commercial property offers a unique opportunity to establish your business in one of London's most vibrant and high-footfall locations. Nestled amidst the bustling energy of Camden Town, the property benefits from its proximity to the iconic Camden Market and the historic Inverness Street Market, both renowned for attracting a diverse and dynamic crowd year-round.

Camden Town is a cultural hotspot, famed for its eclectic mix of music venues, eateries, and markets. The area boasts a high concentration of young professionals and tourists, ensuring a steady stream of potential customers. With a wealth of amenities and a vibrant community, Camden continues to be a sought-after location for businesses aiming to make a significant impact.

DESCRIPTION:

The property boasts a split-level trading area encompassing approximately 1,600 square feet. It features a fully equipped kitchen with an extraction system, customer restrooms, and outdoor seating situated on the pavement at the front of the building. The premises also benefits from a late alcohol premises licence up to 2am all week.

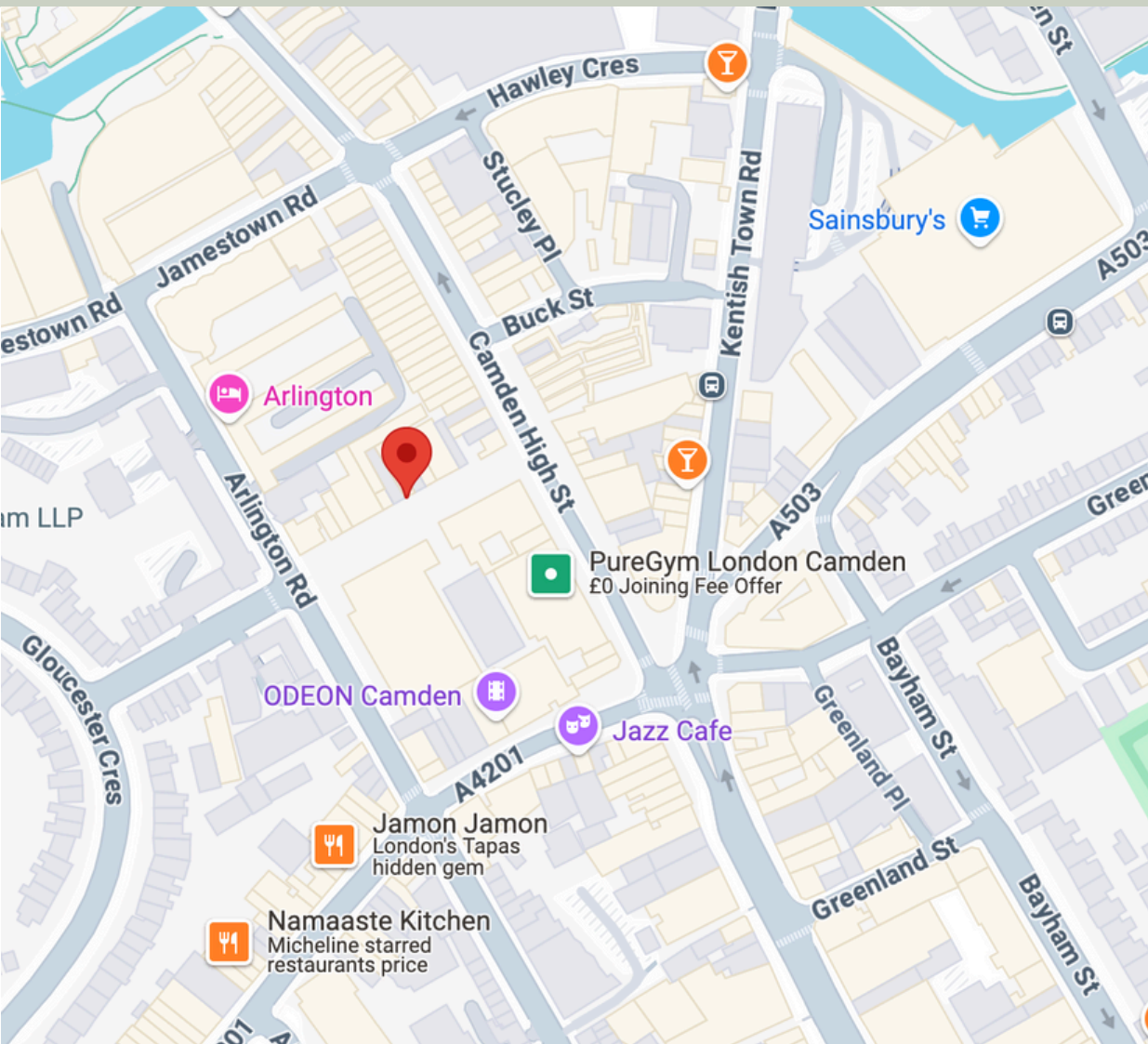
TERMS:

Term: New lease for a term to be agreed
Rent: £110,000 per annum

Rateable Value: £62,000
Rates Payable: £34,410 per annum
Premises Licence: Mon-Sun: 12pm-2am
Premium: Upon application
External Seating: Seating on the pavement (by way of separate pavement licence)

Size:

- Mezzanine: 292 sq. ft.
- Ground: 944 sq. ft.
- Basement (back of house): 373 sq. ft.
- **Total: 1,609 sq. ft.**



Contact Us:

Hay Hill Property Services Ltd
Berkeley House
15 Hay Hill
London
W14 9HG

George Hamblett
07766 234 955
george@hayhillpropertyservices.com

Michael Macpherson MRICS
07821 130 877
michael@hayhillpropertyservices.com



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Disclaimer: These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

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