



12 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:** £120,000pa **Size:** c.1,530 sq. ft.



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LOCATION:

Situated at 12 Inverness Street 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.

DESCRIPTION:

The property is arranged over the ground floor and basement, offering customer seating across both levels. The ground floor features a bar and additional seating within a newly installed conservatory, while the basement houses a fully equipped commercial kitchen with extraction system, customer restrooms, and further trading space.

Externally, pavement seating is available by separate licence. The premises also benefit from a late alcohol licence permitting trade until 2:00 a.m. Friday and Saturday.

Available as a turnkey business sale — including brand, IP, and TUPE — or alternatively for the sale of fixtures and fittings, premises licence, and lease only.

TERMS:

- Term: New lease to be agreed (outside of Landlord & Tenant Act 1954)
- Rent: £120,000 per annum
- Rateable Value: £63,000 (1st of April 2023 to present)
- Rates Payable: £34,398 per annum
- Premium: Upon application
- Premises Licence:
 - Ground Floor Mon-Thurs: 11:00-01:00, Fri-Sat: 11:00-02:00, Sun: 12:00-01:00
 - Basement: Mon-Thurs: 11:00-01:00, Fri-Sat: 11:00-01:00, Sun: 12:00-01:00
- Pavement Licence: c.£2,500 per annum
- Use class: Class E
- Size:
 - Ground: 930 sq. ft. (plus external pavement seating)
 - Basement: 600 sq. ft.
 - TOTAL: 1,530 sq. ft.



Contact Us:
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