



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## A1 Retail / B1 Office

2,372 ft<sup>2</sup>

47 Chalk Farm Road • London • NW1 8AJ



### WOULD SUIT YOGA/PILATES STUDIO (STP)

#### LOCATION

The property is located on the North side of Chalk Farm Road between junctions with Harmood Street and Ferdinand Street. The famous Camden Market is opposite, offering a multitude of shops, restaurants and bars with the famous Roundhouse music venue nearby. Chalk Farm Station is approximately 300m due West.

#### DESCRIPTION

The ground floor provides a split-level sales/service area with a large ancillary area to the rear. There is rear loading from Ferdinand Street. The first floor provides office/ancillary space.

## ACCOMMODATION

Area	ft <sup>2</sup>	m <sup>2</sup>
Ground floor sales	406	37.72
Lower Ground floor sales	606	56.30
Upper Ground floor sales	343	31.87
Ground floor Studio	658	61.13
First floor office	359	33.35
<b>TOTAL</b>	<b>2,372</b>	<b>220.37</b>

## LEASE

A new full repairing and insuring lease is available, for a term to be agreed.

## USE

A1. We understand the property has historic B1 planning use. Interested parties must make their own enquiries with the local council before entering into any contract.

## RENT

On Application

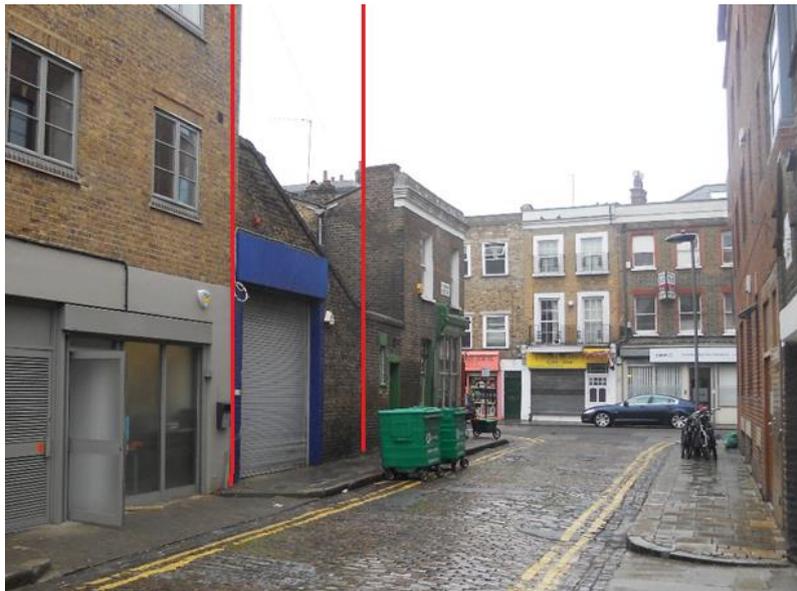
## BUSINESS RATES

Rateable Value: £45,000

Rates Payable: £21,750 approx. Please make your own enquiries.

## EPC

Band D (76)



**For more information or to arrange a viewing, please contact:**

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