



Royal Exchange Tavern
Hartland Road
Camden
London
NW1 8DB



Entire Building with secure outdoor area a short walk from Camden High Street

TO LET

3,665 sq ft + outdoor seating area 1,724 sq ft

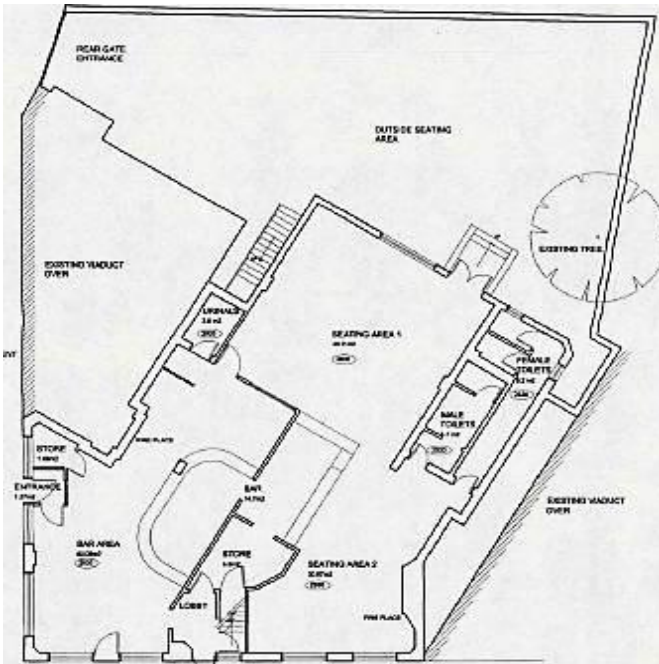
Location

Located on the corner of Hartland Road and Clarence Road in Camden the former 1949 Bar is a short walk from well known occupiers such as The Lock Tavern, Proud, The Hawley Arms and within minutes of Camden Lock Market and the High Street.

Description

The former 1949 Bar has accommodation over ground and basement floors. The ground floor is built beneath an arch and could be opened up. Of late the upper parts were used for residential purposes and let on a room by room basis. Our clients will consider alternative uses and subject to planning deals.

To the rear there is a secure outdoor area leading in to the building and out on to Harland Road. Beneath the railway arch there is an outdoor terrace area. The unit requires works to bring it up to date however it offers a unique opportunity to do something very quirky.



Floor Areas (approx)

	Sq ft	(m ²)
Basement	790	(73.42)
Ground Floor	1,688	(156.77)
First Floor	687	(63.83)
Second Floor	500	(46.41)
Total	3,665	(340.43)

*Outdoor seating area of 1,724 sq ft

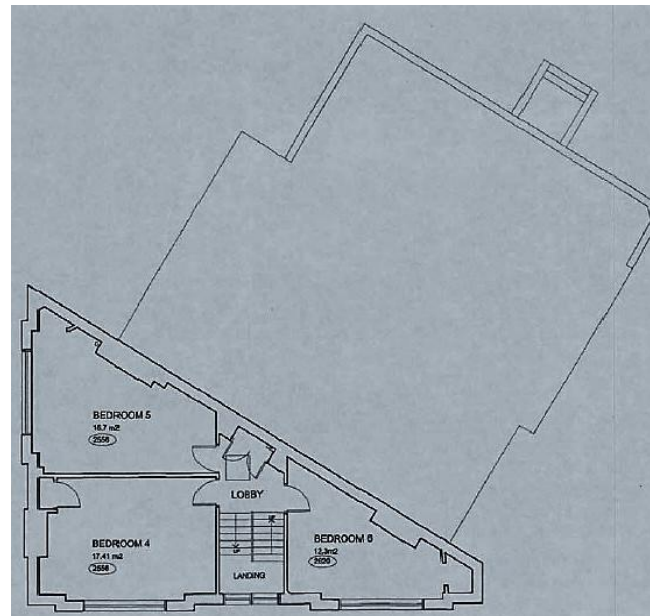
Terms

A new lease at nil premium directly from the landlord.
Offers in excess of £75,000 pa exc, plus VAT.

All offers, including subject to planning deals will be considered. *Subject to Contract.*

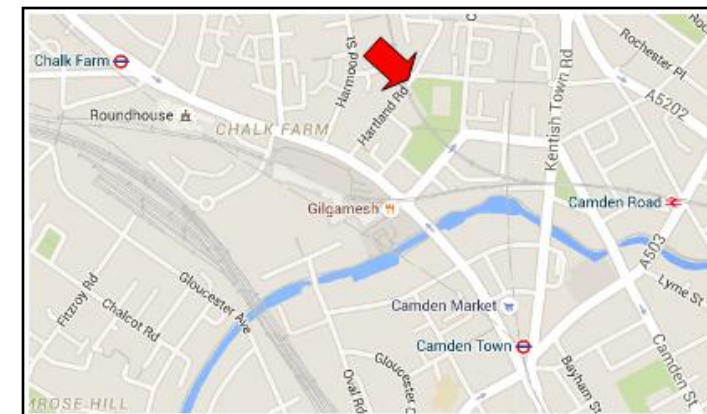
Rates

To be re-assessed in line with the proposed use and as one building. Interested parties are advised to make their own enquiries.



Legal Costs

Each party is to bear their own legal costs.



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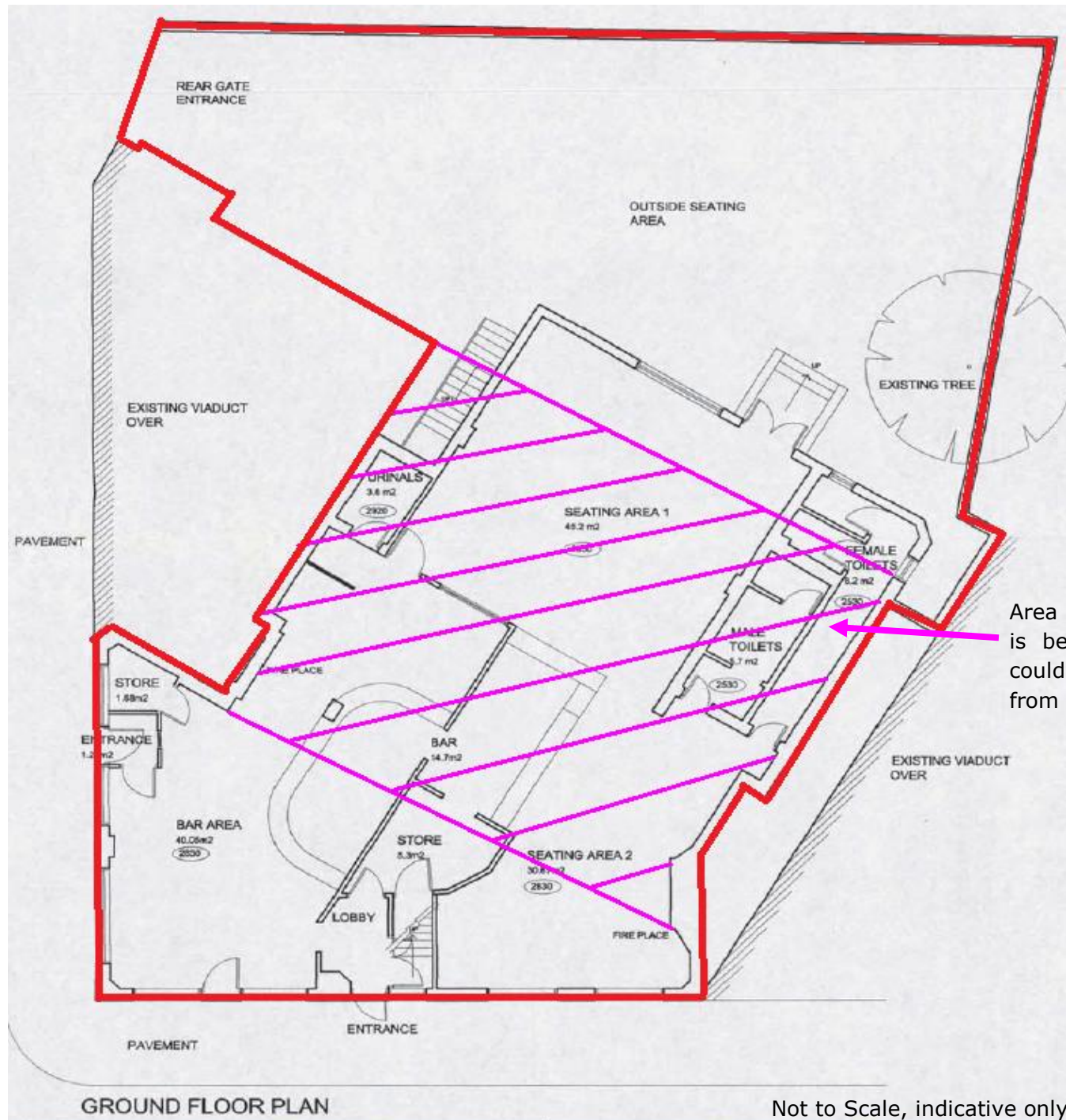
Viewing

Viewings are available immediately strictly by appointment through sole agents:-

Jonathan Hay
Jonathanh@grantmillswood.com

Nicholas Judd
Nicholasj@grantmillswood.com





Not to Scale, indicative only.