



Kiosk in Ticket Hall –Chalk Farm Underground Station

TO LET — RETAIL UNIT

CHALK FARM UNDERGROUND, LONDON NW3

The unit is triangular, with a frontage onto the main entrance walkway to the ticket barriers. The unit is directly adjacent to the main station entrance, with a full height electric roller shutter providing access and security. There is no water or drainage in the unit.

Location:

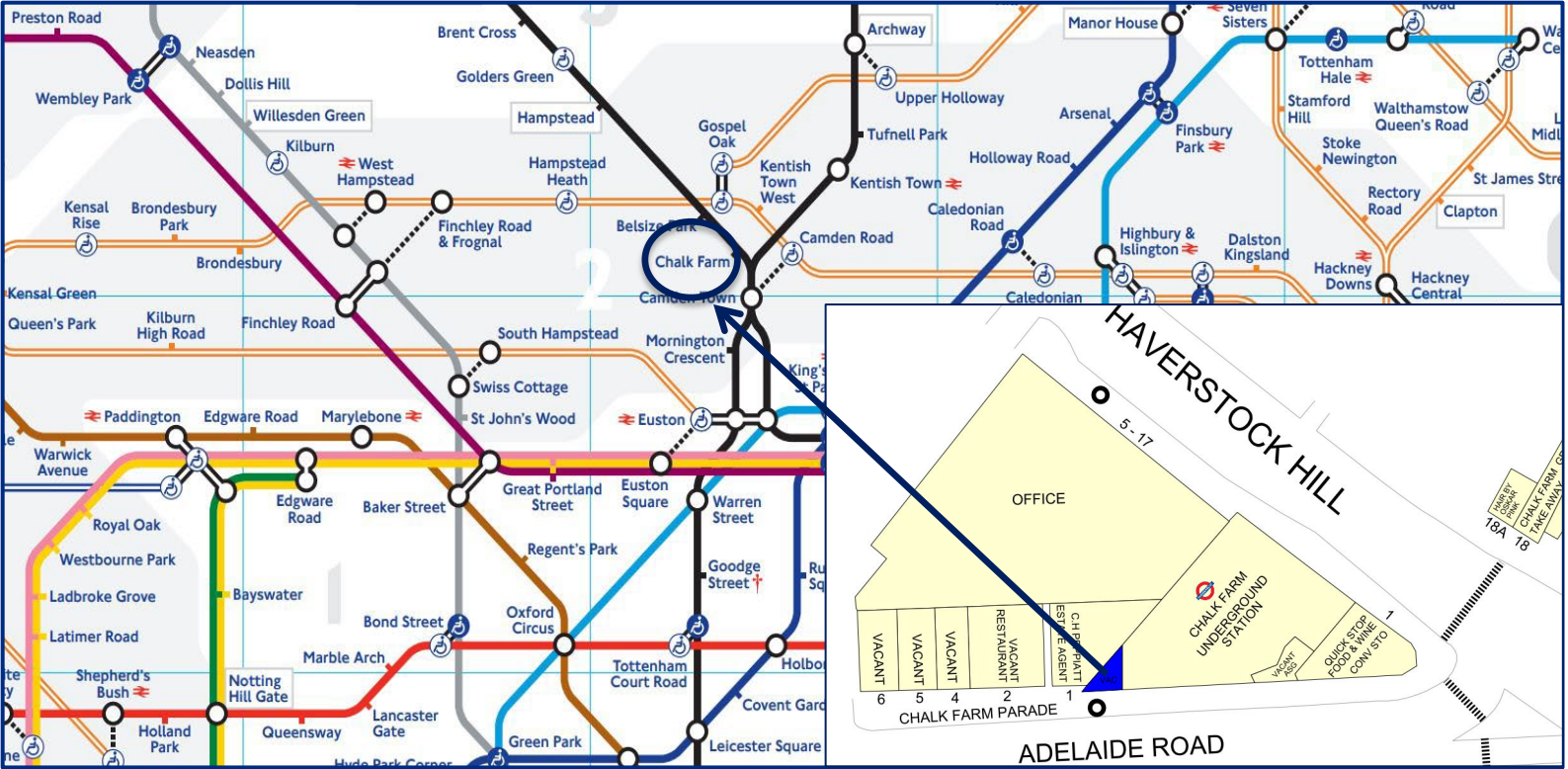
Chalk Farm underground station is a Grade II listed station in the London Borough of Camden. The station is in Travelcard Zone 2 and is located at the intersection of Chalk Farm Road, Haverstock Hill and Adelaide Road, where the entrance is situated. Chalk Farm is on the Edgware Branch of the Northern line, between Camden Town and Belsize Park. Station footfall in 2018 was 5.5 million.

5.5 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year





Fashion | Accessories | Bags | Shoes | Hats | Scarfs | Clothes | Jewellery | Gloves | Watches | Coffee | Cards | Books | Home Accessories | Flowers | Food

Description:

The unit is vacant with the previous tenant's fit out still in place, and as such needs some minor refurbishment.

Unit Sizes:

Unit 1 — GIA 187 sqft (17.40 sq m)

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

Interested parties are advised to contact the VOA, directly, for more information.

Services:

The unit will have a metered supply for power (63A TPN) only. The unit will have access to water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Contact:

On behalf of:



Alice Hershman

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Verity Flew

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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremisses.co.uk



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