

57-58 Chalk Farm Road, London NW1 8AN

Suitable for all classes within Class E including restaurant

2,310 Sq Ft

* First time on the market in over 30 years *

This unit was Nando's third site in the UK

Offers from £115,000 per annum.

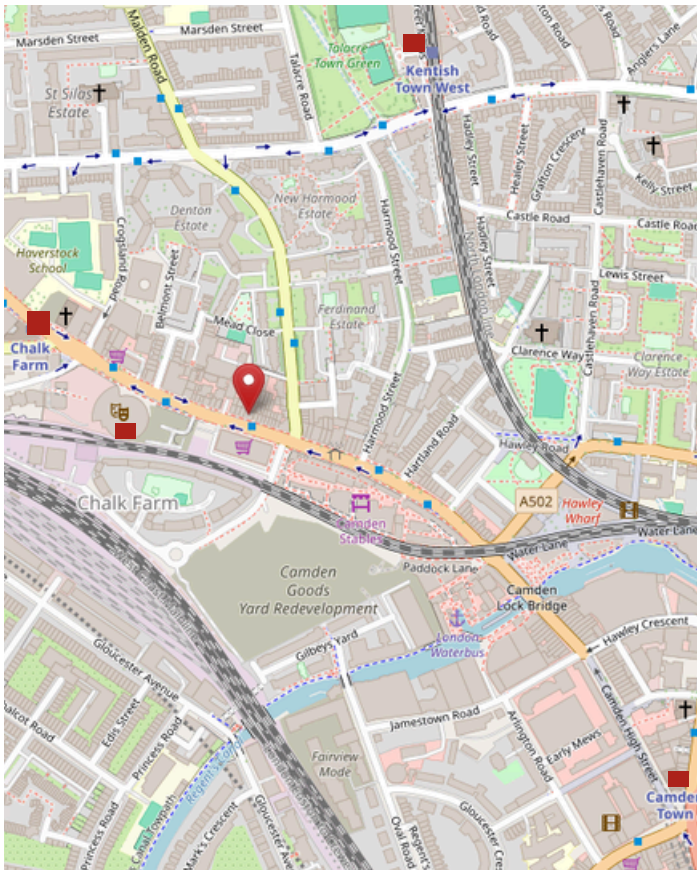
Available now

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LOCATION:

- The premises are on the east side of Chalk Farm Road between its junctions of Belmont Street, to the north and Ferdinand Street to the south.
- Chalk Farm Station is 0.2 miles away and close to Camden Market and The Roundhouse, one of London's most famous entertainment venues.
- Camden Market draws in 250,000 visitors every week, making it one of London's biggest tourist attractions.
- Chalk Farm Road hosts many independent establishments.
- Nearby coffee, pub, restaurant and supermarket operators include Blank Street Coffee, The Enterprise Pub, Muang Thai, Camden BBQ and Morrisons.



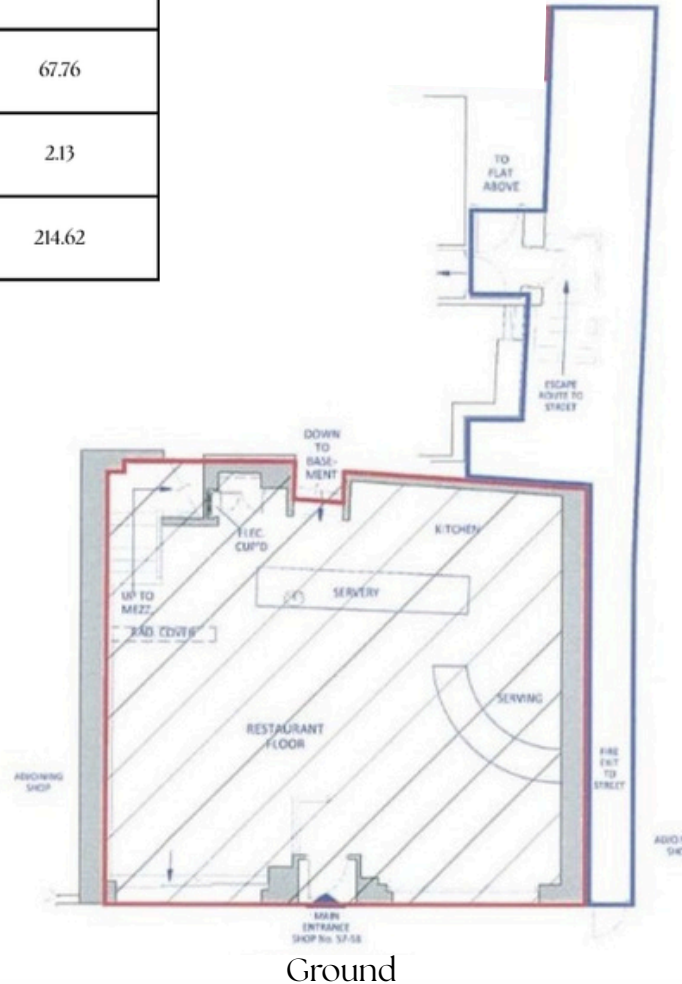
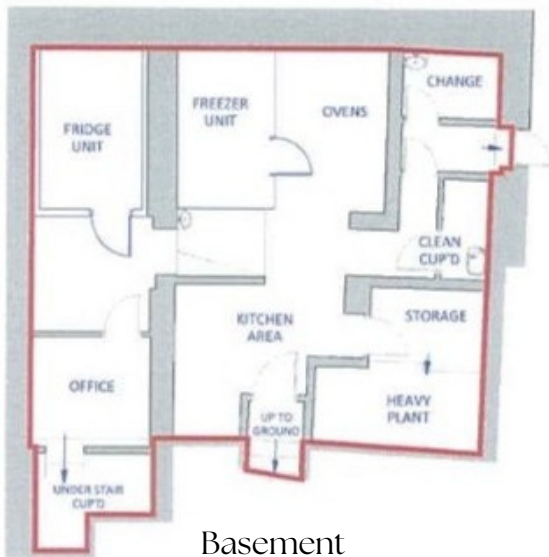
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Floor	Area Sq ft	Area Sq m
Ground	911	84.59
Mezzanine	647	60.13
Rear Sunken Area (basement)	729	67.76
Basement Store (under stair)	23	2.13
Total area	2,310	214.62

The EPC and air conditioning report are available on request.



Description:

- Mid-terrace single storey building with full height plate glass display windows beneath a flat felt roof.
- Internally, the premises are arranged as a restaurant over ground floor, with the rear section forming a sunken ancillary area and a mezzanine floor directly above with a roof light, providing further covers and toilets.
- The pavement area to the front is sufficiently wide (219 sq. ft) to accommodate an external seating area but it is outside of the demised premises. Interested parties are encouraged to contact Camden Council for further information.



What is happening nearby?

- The location is set to be further enhanced by the transformative Camden Goods Yard development, a major mixed-use scheme delivering new homes, commercial space, public realm improvements, and increased visitor activity to the immediate area. This significant regeneration project is expected to attract affluent residents, office workers, and additional consumers, strengthening the local catchment and driving long-term demand for retail and leisure occupiers. Combined with Camden's strong cultural identity and continued investment in infrastructure and public spaces, Unit 57-58 are exceptionally well positioned to benefit from both existing footfall and future growth within one of North London's most dynamic retail destinations.
- 644 mixed tenure homes to be built
- Over 214,000 sqft of commercial space across the development
- With the iconic Roundhouse located just a three-minute walk from the unit, the surrounding area benefits from a vibrant atmosphere, particularly during weekends and event days.



TRANSACTION SUMMARY DETAILS

<u>RENT:</u>	Offers in excess of £115,000
<u>TERMS:</u>	New Lease directly from landlord on terms to be agreed.
<u>BUSINESS RATES:</u>	Interested Parties are advised to make their own enquiries with Camden Council.
<u>LEGAL COSTS:</u>	Each party will be responsible for their own legal and professional costs/fees incurred.
<u>SERVICE CHARGE/ INSURANCE:</u>	To be announced.



CONTACT US TO ARRANGE A VIEWING:

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