

**CAMDEN - 4AM LATE LICENCE VENUE TO LET - NIL PREMIUM****THE CROWNDALE, 61-65 CROWNDALE ROAD, CAMDEN, LONDON, NW1 1TN**

- Approx. 50 metres from Mornington Crescent Underground Station (Northern Line)
- Opposite the renowned 'KOKO' Live Music Venue
- Licenced until 4:00am on Friday and Saturday with a maximum capacity 300 people
- Gross Internal Area approx. 350 sq m (3,830 sq ft)
- The Landlord will also consider letting the property for; retail (A1), small office (A2) and restaurant (A3) uses.  
(Subject to obtaining the necessary consents)

**LEASEHOLD – NEW LEASE – TEN YEAR GUARANTEED TERM****RENTAL OFFERS INVITED (the rent will not attract VAT)****SUBJECT TO CONTRACT** sole letting rights

LonL370

**8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)****A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS****R.A. Negus BSc MRICS • M.L. Penfold BSc(Hons) MRICS**

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

Camden is a thriving commercial centre providing a range of retail, office and leisure uses. Camden is home to the Roundhouse as well as nine other live music venues, and six nightclubs and numerous bars and restaurants. The property fronts Crowndale Road near its junction with Camden High Street. The renowned 'KOKO' Live Music Venue lies directly opposite. National operators locally include; Sainsbury, Costa Coffee, Pret a Manger, Paddy Power, Pizza Hut, Papa John's, Belushi's and Be At One.

Mornington Crescent Underground station (Northern Line) lies circa 50 metres west of the property. Camden Town Underground station is also within a few minutes walking distance to the north.

A location plan is attached.

## Description

The premises occupy part of the ground floor and mezzanine of a four storey office building occupied by the London Borough of Camden.

**Ground floor** The ground floor trading area is largely open plan fitted with an "L" shape bar servery with a raised stage area to the side and a raised DJ booth. A glass wash area/former kitchen and cold beer store lies to the rear. A cloakroom lies to the side.

**Mezzanine** Provides an additional trade space fitted with perimeter seating, a staff WC, dressing rooms, storage, plant room and office. A set of customer wc's can be found at mezzanine level.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

<b>Ground floor</b>	232 sq m (2,496 sq ft)
<b>Mezzanine trading area</b>	22 sq m ( 236 sq ft)
<b>Mezzanine ancillary area</b>	102 sq m (1,097 sq ft)
<b>Total</b>	356 sq m (3,830 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

We have been advised that the maximum capacity of the venue is 300 people. The Premises Licence permits the sale of alcohol during the following times.

Monday:	11.00am – 2.00am
Tuesday:	11.00am – 2.00am
Wednesday:	11.00am – 3.00am
Thursday:	11.00am – 3.00am
Friday:	09.00am – 4.00am
Saturday:	09.00am – 4.00am
Sunday:	09.00am – 1.00am

## Rating Assessment

The property is listed as a 'Public House and Premises' and has a rateable value of £85,000 with effect from 1<sup>st</sup> April 2017.



## Services

We are advised that the property is connected to all mains services.

## Basis of Letting

Rental offers are invited for a new 15 year free-of-tie lease, contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act Part II (Sections 24 – 28). The Landlord will have an option to break the lease at the end of the tenth year of the term with a rolling annual break clause every year thereafter. VAT will not be payable in addition to the rent. The Landlord will impose a decibel level restriction between 6:00pm and 10:00pm Monday to Friday (the maximum decibel level is to be confirmed). All other terms are to be negotiated. The Landlord will also consider letting the property to; (A1) retailers, (A2) office occupiers and (A3) restaurateurs (subject to obtaining the necessary consents).

## Viewings & Further Information

The following open viewing sessions have been organised:

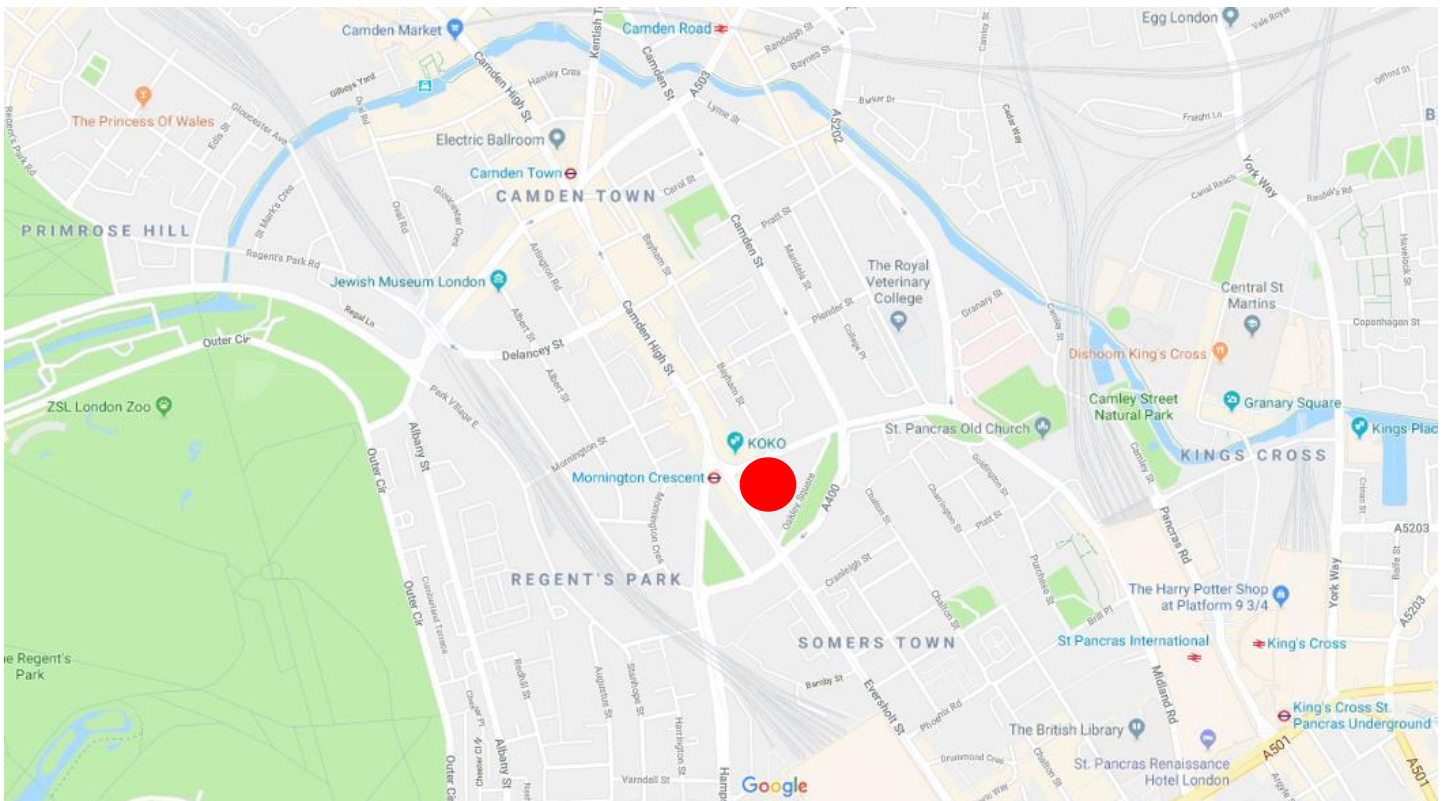
**10:30am until 11:30am on Thursday 12<sup>th</sup> April 2018**  
**10:30am until 11:30am on Wednesday 25<sup>th</sup> April 2018**

Should you wish to attend one of the above open viewing or for further information, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Energy Performance Certificate

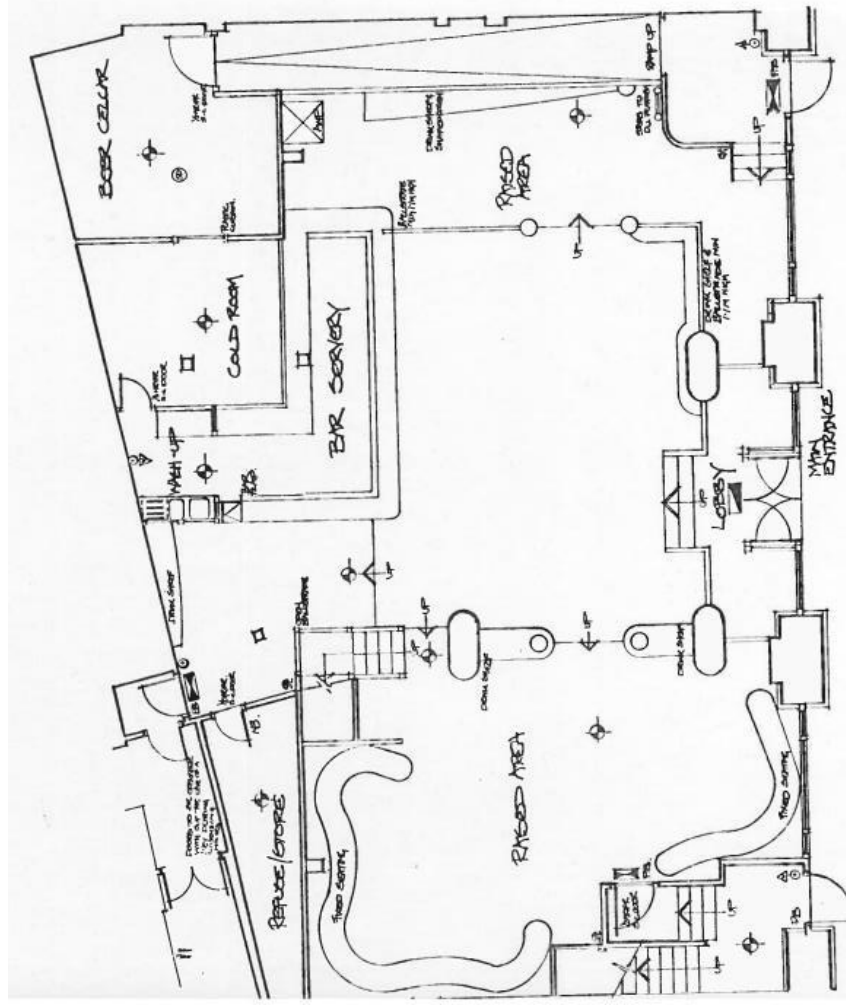
The property has an EPC rating 'D' and a copy of the EPC is available upon request.

## Location Plan

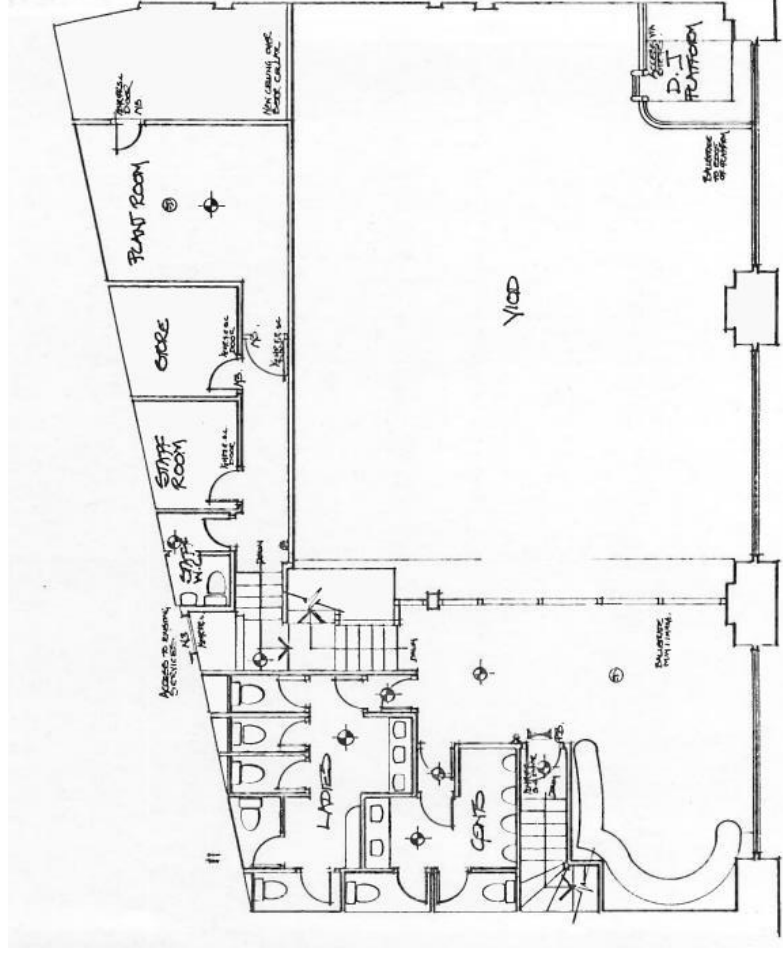


Source: Google Maps. Not to scale - Provided for indicative purposes only

## Floor Plans



Ground floor



Mezzanine

NB: Not to scale, provided for indicative purposes only