

LEASEHOLD BAR FOR SALE, CAMDEN**FORMER BREWDOG, 113 BAYHAM STREET, CAMDEN TOWN, NW1 0AG**

- Just-off prime tourist destination of Camden High Street
- Prominent corner unit, partially fitted and virtually ready to operate
- Excellent ground floor and basement trading area plus ancillary areas with trade kitchen
- Licenced to sell alcohol until 12 midnight on Friday and Saturday

LEASEHOLD ASSIGNMENT**PREMIUM OFFERS SOUGHT IN THE REGION OF £50,000****SUBJECT TO CONTRACT**

Sole Selling Agent

LONL690

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Location

The property is situated approximately 150m south east of Camden Town Underground Station (Northern Line) and circa 80m east of the popular Camden High Street. The area is one of the busiest tourist destinations in London.

A location plan is attached. [Link to Street View](#)

Description

The premises is arranged over the ground floor and basement. The ground floor comprises an open-plan trading area with 40 covers, sets of male and female customer WCs. The basement provides additional trading area, a commercial kitchen and a cold beer store.

Approximate Total Gross Internal Area

192 sq m (2,067 sq ft)

NB: The floor 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.

Services

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

Licensing

Permitted to sell alcohol from 11:00am until 10:30pm on Sunday, from 10:00am until 11:30pm on Monday to Thursday and from 10:00am until midnight on Friday and Saturday. The licence also allows the playing of recorded music.

Planning

The property is not listed but lies within the 'Camden Town' Conservation Area.

Rating Assessment

Listed as 'Restaurant and Premises' with a rateable value of £48,000, rates payable circa £23,950 for 2025/26.

Tenure

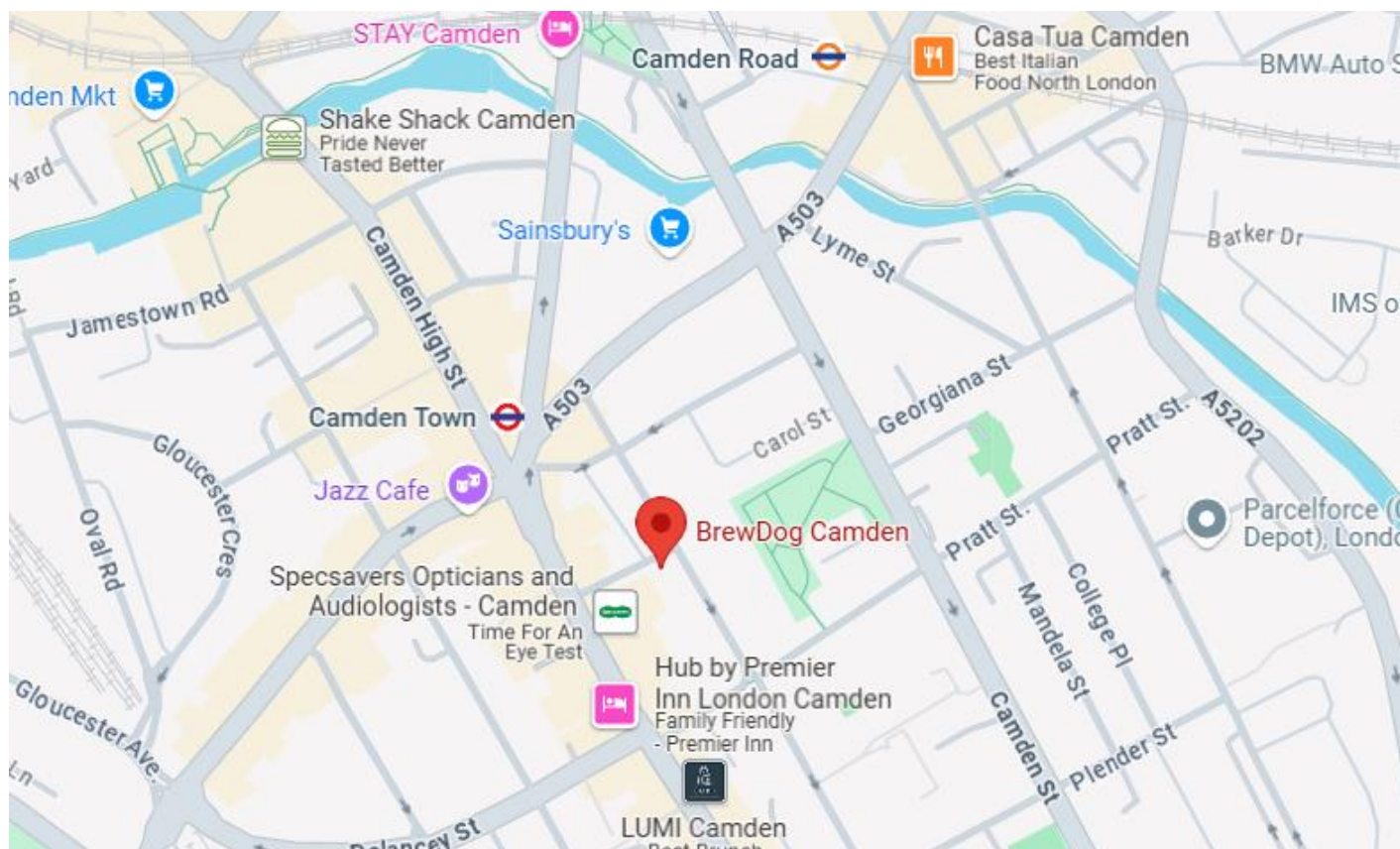
Leasehold until 20th October 2031. Current rent £77,500 per annum excl. VAT. Service charge TBC (nothing charged for 2025 thus far).

Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

Location Plan - [Link to Location Map](#)

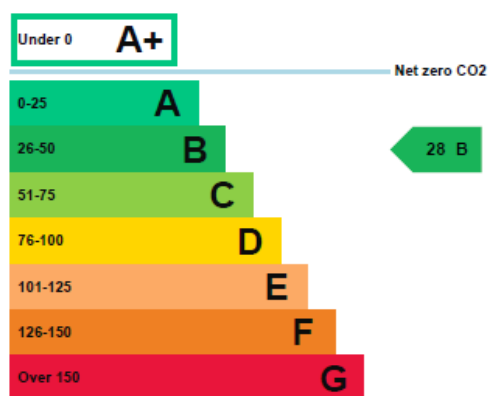


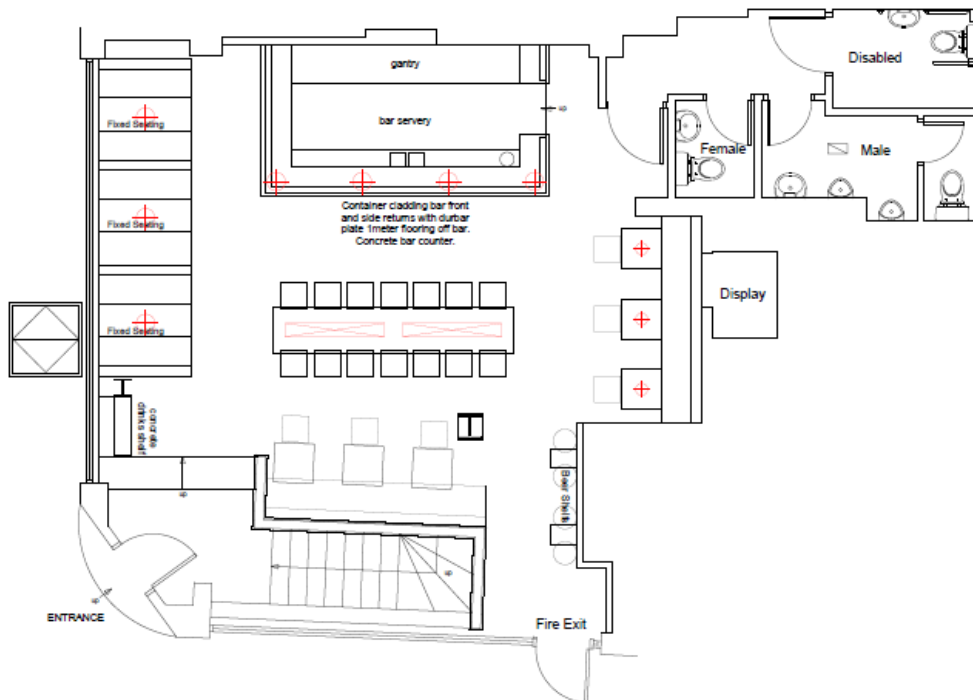
Google Maps. Not to scale - Provided for indicative purposes.

EPC

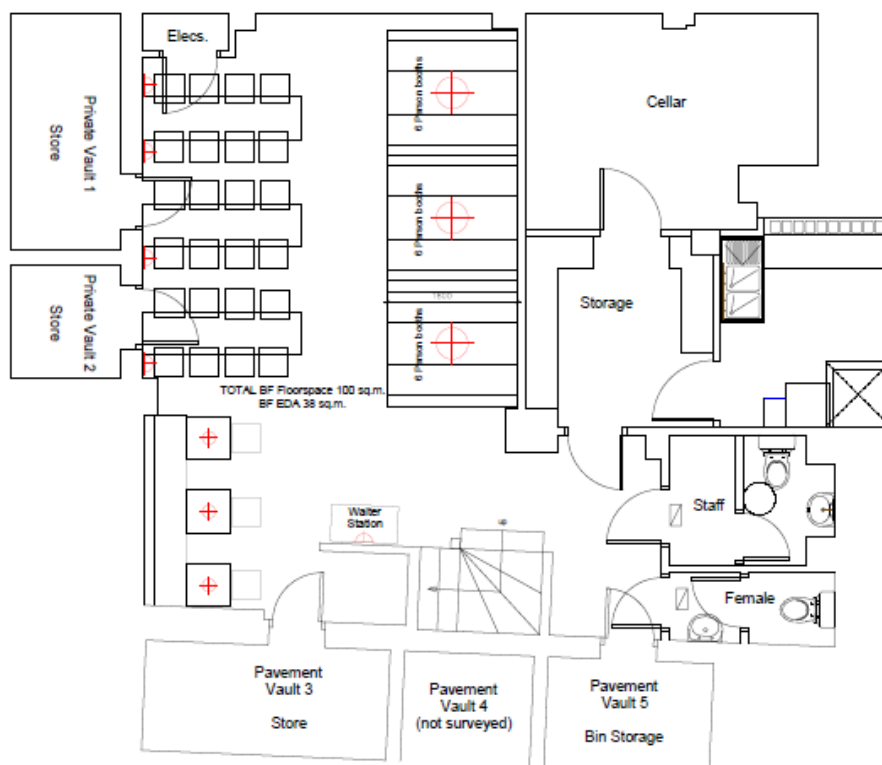
Energy rating and score

This property's energy rating is B.





Ground Floor Plan as proposed - scale 1:50



Basement Plan as proposed - scale 1:50

Not to scale - Provided for indicative purposes.



(Historic photos)