



- CLASS E USE
- 2,310 SQ FT
- AVAILABLE FEBRUARY 2026

**OUTSTANDING RESTAURANT OPPORTUNITY
ON A WELL-ESTABLISHED SITE**

57-58 CHALK FARM ROAD | LONDON | NW1 8AN



CURRENTLY A NANDO'S (IT WAS ONLY THEIR THIRD IN THE UK), THIS EXCELLENT PROPERTY IS ON THE MARKET FOR THE FIRST TIME IN 30 YEARS.

Double fronted fully fitted restaurant property set over ground (trading and kitchen with full extraction), mezzanine (further seating and customer WCs), and rear sunken basement. There is further external pavement seating subject to a pavement licence from the local authority Camden Council. The ground floor provides circa 30 covers, the mezzanine provides a further 25–30 covers, and the pavement a further 12 covers.

Nearby operators include a mix of independent and national occupiers: Bodeans, Sainsburys, Trap Kitchen, Andy Hart's Fast Burger, Truly Scrumptious Café and Morrisons.

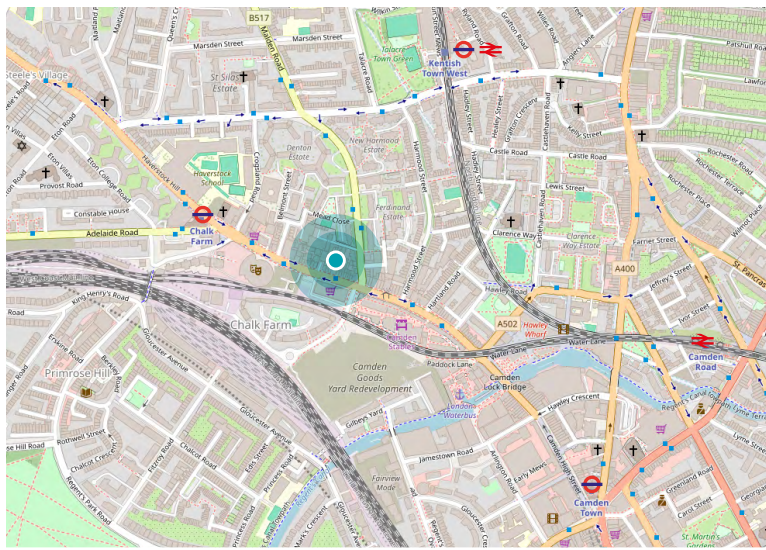
ACCOMMODATION SCHEDULE

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	2,310	214.62



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LOCATION

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 itself hosts many independent establishments.

NEARBY DEVELOPMENT

Camden Goods Yard: a residential-led mixed-use development by St George on the 3.3 ha site of the Morrisons Superstore and Petrol Filling Station to create the new Morrisons and 573 new built apartments above.

100 Chalk Farm Road: A scheme from Regal Homes comprising a development of 264 student bedrooms, 30 homes and 9,000 sq ft commercial space.

RENT

Rent on application. Named parties only.

VAT

All figures are quoted exclusive of VAT.

TERMS

New Lease directly from Landlord on terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Camden Council.

SERVICE CHARGE INSURANCE

TBC.

EPC

The EPC and air conditioning report are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs and fees.

All viewings are by prior appointment from the Landlord's sole agents, **May & Company:**

SAMUEL MAY

E samuel@mayandcompany.co.uk

T 020 3503 0635

M 07742 25687

MISREPRESENTATIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

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