



The Black Cap, 171 Camden High Street, London, NW1 7JYG

Offers are invited from interested parties with suitable covenant strength and experience for this prime central London opportunity

Viewing is strictly by prior appointment with sole agent
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Property and Description

The property comprises a terraced, five storey building (basement, ground, first, second and third floors) of traditional red brick construction with attractive stonework features.

The Black Cap is world-famous venue with an illustrious history and highly recognised name and brand. It has been a much loved and frequented home to the LGBTQ+ community offering a welcoming and safe environment and promoting a wide range of queer cabaret, club nights and entertainment since the early 1960s.

Throughout its history the venue has continued to evolve and renew to meet the needs and demands from its large and varied customer base. Given the above, there is a key opportunity for the future lessee to capitalise on this market and reinstate the Black Cap as a premier LGBTQ+ Cabaret and public house entertainment venue, which is likely to be enthusiastically supported by a passionate local community who is ready, willing and able to work with an appropriate future leaseholder to ensure a successful development and launch.

Location

The property is located in Camden Town within the London Borough of Camden. The property benefits from a prominent position on Camden High Street in close proximity to Camden Town underground station (Northern Line) and on a large numbers of bus routes.

The London Borough of Camden attracts visitors from across London, the UK and internationally. The Camden Town area comprises a retail thoroughfare renowned for its mix of retail, tourism, entertainment and residential uses and boasts a number of internationally known markets and independent stores as well as being a creative hub for music venues and for London's live music scene.

[Google Street View](#)

Licensing

There is a premises licence in place which permits the sale of alcohol.

Property Floor Area Information

The Black Cap is a five storey building (basement, ground, first, second and third floors). The property briefly comprises bar areas, staged performance, cabaret and club space as well as toilets, a large cellar and associated back of house accommodation. The property benefits from a large outside terrace at first floor level.

Floor area information for the property is as follows:

Floor	Area Square Metres	Area Square Feet
Basement	118 sq m	1,270 sq ft
Ground	239 sq m	2,572 sq ft
First	124 sq m	1,334 sq ft

Tenure

A New Free of Tie lease is to be granted over the entire building (basement, ground, first, second and third floors). The property will be offered in shell and core state.

Rental offers are invited in the region of £300,000 pa

The 2017-18 Rateable Value is £106,000. Interested parties should verify this information via the Valuation Office Agency (VOA).

The building has been closed for 2.5 years so will require a significant amount of capital investment. This has been estimated at circa £900,000. A building condition survey is available on request.

Planning

The premises is currently recognised by the local planning authority as a cabaret / entertainment use (Class sui-generis). Interested parties are invited to make their own enquiries with the local planning authority. The property is registered as an Asset of Community Value (ACV).

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

