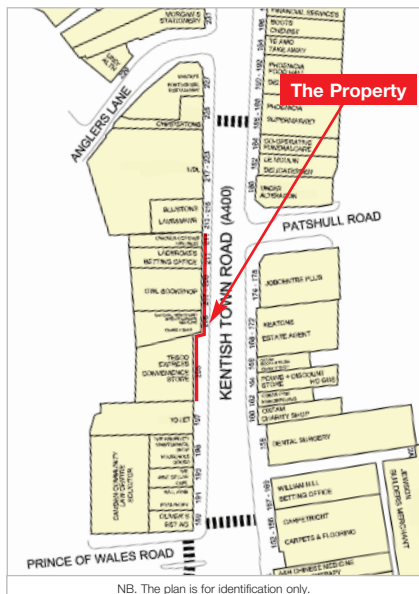


## London NW5 191-211A Kentish Town Road Kentish Town NW5 2JU

- **Freehold Retail Parade and Ground Rent Investment**
- Comprising a triple fronted convenience store and four shops (including one double unit)
- To be offered as a single lot
- Well located in densely populated London suburb
- Situated within 0.25 miles of Kentish Town Underground Station
- Tenants include Tesco Stores, Ladbrokes and Travel Buff Ltd
- Tesco lease contains annual RPI linked reviews
- Total Current Rents Reserved

**£227,980 pa  
rising to a  
minimum of  
£229,471 pa in  
April 2017**

**On the Instructions of R.A  
Croxen & S.J. Absolom acting as  
Joint Administrative Receivers**



### Tenure

Freehold.

### Location

Kentish Town is a popular inner city suburb, located between Highgate and Camden approximately 3.5 miles north of central London. The open spaces of Regent's Park and Hampstead Heath are both close by. The property is well located on the west side of Kentish Town Road (A400), close to its junction with Prince of Wales Road. The property is well served by public transport, with Kentish Town Underground Station (Northern Line) located some 0.25 miles north, and Kentish Town West Rail Station some 0.2 miles west. Chalk Farm and Camden Road stations are also close by.

Occupiers close by include Lidl, Nando's, Chestertons, Santander, Boots, Job Centre, William Hill, Superdrug and Post Office, amongst many others. In addition, we understand a new cinema is due to open a short distance to the south of the property.

### Description

The property is arranged on ground and three upper floors to provide a triple fronted convenience store, together with four other shops, one of which is double fronted. The upper floors are understood to comprise a mixture of office and residential accommodation, and have been sold off on a long lease.

### VAT

The Receivers believe VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Austin Judson, Walker Morris. Tel: 0113 283 2656 e-mail: [austin.judson@walkermorris.co.uk](mailto:austin.judson@walkermorris.co.uk)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
199-203 Kentish Town Road	Tesco Stores Ltd (1)	Basement Ground Floor 76.90 sq m 328.05 sq m (828 sq ft) (3,531 sq ft)	15 years from 06.04.2005 Annual RPI linked rent reviews (max 5%, min 1.5%) FR & I	£99,430 p.a.	RPI linked review April 2017
205 Kentish Town Road	National Hereditary Breast Cancer Helpline (2)	Basement (3) Ground Floor 177.80 sq m 91.65 sq m (1,914 sq ft) (987 sq ft)	10 years from 28.11.2011 Rent review at the 5th year Tenant's option to determine at 27.11.2016	£35,200 p.a.	Rent Review 2016
207-209 Kentish Town Road	Travel Buff Ltd (4) (t/a Owl Bookshop)	Basement (3) Ground Floor 109.20 sq m 177.20 sq m (1,175 sq ft) (1,907 sq ft)	10 years from 13.02.2013 Rent review at the 5th year FR & I	£44,000 p.a.	Rent Review 2018
211 Kentish Town Road	Ladbrokes Betting and Gaming Ltd (5)	Ground Floor 146.85 sq m (1,581 sq ft)	10 years from 25.10.2016 Rent review at the 5th year Tenant's option to determine at 30.09.2021 FR & I	£37,350 p.a.	Rent Review 2021
211A Kentish Town Road	Mr M and R Khan (t/a Chicken Cottage)	Basement Ground Floor 19.55 sq m 42.00 sq m (210 sq ft) (452 sq ft)	20 years from 01.02.1999 Rent review every 5th year. FR & I	£12,000 p.a.	Reversion 2019
Upper Floors	4 Grafton Yard Ltd	Residential	999 years from 07.10.1999	Peppercorn	Reversion 2098
Land and Building to the rear of 211-213 and part basement	M J Donaldson	—	999 years from 07.10.1999	Peppercorn	Reversion 2098
		<b>Total</b>	<b>1,169.20 sq m (12,586 sq ft)</b>	<b>Total £227,980 p.a.</b>	

(1) Tesco trades from over 3,500 stores in the UK and employs over 310,000 people. Website Address: [www.tesco.com](http://www.tesco.com)

(2) Website Address: [www.breastcarenegatives.co.uk](http://www.breastcarenegatives.co.uk)

(3) Not inspected by Allsop. Areas provided by Valuation Office.

(4) For the financial year ended 30th December 2014, Travel Buff Ltd reported a turnover of £8.184m, a pre-tax profit of £826,722, shareholders' funds and a net worth of £3.135m. (Source: Experian 01.11.2016.)

(5) For the financial year ended 31st December 2015, Ladbrokes Betting and Gaming Ltd reported a turnover of £830m, a pre-tax profit of £50m, shareholders' funds of £1.949bn and a net worth of £1.191bn.

(Source: Experian 01.11.2016.)