

London NW5
2A Bartholomew Road,
Kentish Town
NW5 2AJ

- **A Freehold Site Extending to Approximately 0.231 Hectares (0.571 Acres) Comprising Approximately 1,371 sq m (14,759 sq ft) of Warehouse and Office Accommodation and Approximately 998 sq m (10,743 sq ft) of Storage and Yard Areas**
- The entire property is let to Jewson Ltd (owned by Saint-Gobain Building Distribution Limited)
- Future Residential Development Potential subject to consents
- Current Rent Reserved **£166,000 per annum**

BY ORDER OF MHA LONDON



To View

For an internal viewing, please email: stuart.gayer@allsop.co.uk with the subject heading 'Lot 45 Viewing'.

Seller's Solicitor

Messrs YVA Solicitors (Ref: NK).
Tel: 0208 445 9898.
Email: nk@yvasolicitors.com

INVESTMENT – Freehold Buildings and Site



Tenure
Freehold.

Location
Bartholomew Road is located off Kentish Town Road (A400), which in turn runs off Camden High Street. The property itself is situated on the north side of Bartholomew Road, close to its junction with Bartholomew Villas. Extensive shops and amenities are available in both Kentish Town and the nearby cosmopolitan area of Camden, with Northern Line Underground services running from Kentish Town Station and Rail services running from both Kentish Town and Kentish Town West stations.

Description
The property comprises a site extending to approximately 0.231 hectares (0.571 acres). The site is currently occupied by a large warehouse with part mezzanine level and a separate two storey office building. There is also a large car parking and storage yard area.

Accommodation
The property was not measured by Allsop LLP. The following information was provided by the Vendor.

Site area extending to approximately 0.231 Hectares (0.571 Acres).

A schedule of Accommodation is set out below.

Accommodation	Approximate Measures
Main Warehouse Building	Approximate Gross Internal Area 957 sq m (10,310 sq ft)
Mezzanine Level	Approximate Gross Internal Area 170 sq m (1,827 sq ft)
Ground Floor Office	Approximate Net Internal Area 141 sq m (1,513 sq ft)
First Floor Office	Approximate Net Internal Area 103 sq m (1,109 sq ft)
Storage, Yard, Parking Area	Approximate Gross Internal Area 998 sq m (10,743 sq ft)

Tenancy

The entire property is let on a commercial FRI lease in favour of Jewson Ltd who are owned by Saint-Gobain Building Distribution Ltd for a term of 25 years from 1st September 1994 and **expiring on 31st August 2019**, at a current rent of £166,000 per annum.
NB. Jewson Ltd trades from over 600 branches across the country. Jewson is the UK's leading supplier of sustainable timber and building materials. Jewson is a Saint-Gobain brand, so it is part of one of the largest construction businesses in the world. December 2013 showed an annual turnover in excess of £1.7 billion.

Planning

Local Planning Authority: London Borough of Camden
Tel: 0207 974 4444.

The property may afford future development potential subject to obtaining all consents. A scheme has been drawn up showing a potential redevelopment of the site to form a self-contained office building and 13 x four bedroom three storey houses. Please note Planning has NOT been applied for. Further plans and CGI images are available within the legal documents.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

