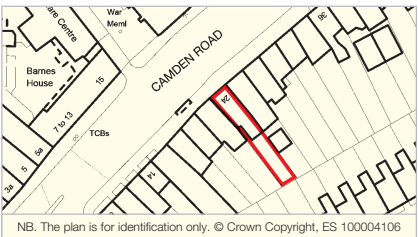


London NW1
24 Camden Road,
Camden Town
NW1 9DP

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Ground Floor Retail Shop Unit, a Self-Contained First and Second Floor Maisonette and a Self-Contained Former Office Unit
- Shop subject to a Commercial FRI Lease
- Remainder Vacant
- Possible Potential for Change of Use, Extension and Redevelopment subject to obtaining all necessary consents
- Same Family Ownership for 25 Years
- Current Rent Reserved

£28,000 per annum
Vacant Possession of
maisonette and former
office unit



To View

The property will be open for viewing every Tuesday and Thursday between 10.00 a.m. - 10.40 a.m. These are open viewing times with no need to register (Ref: LK).

Seller's Solicitor

Messrs YVA Solicitors (Ref: Mr Michael Votsis).
Tel: 020 8445 9898.
Email: mvotsis@yvasolicitors.com

INVESTMENT/VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located on the south side of Camden Road (A503), to the east of its junction with Bayham Street, in the heart of Camden Town. An extensive range of shops, cafés and restaurants is readily available in Camden, with the open spaces of Regent's Park also being within reach. Camden Market is to the north-west. London Underground services run from Camden Town Station (Northern Line), which is within a 5 minute walk to the west. Camden Road Rail Station is also close by as are the open spaces of both Regent's Park and Primrose Hill.

Description

The property comprises a mid terrace building arranged over lower ground, ground and two upper floors. The property is internally arranged to provide a ground floor shop together with a first and second floor self-contained maisonette above. In addition, there is a lower ground floor self-contained unit which comprises former office

Floor	Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Lower Ground	Former Office Unit	Three Rooms, Shower Room with WC, Separate WC, Garden	–	Vacant
Ground	Shop	Retail Unit (Not inspected)	Subject to FRI Commercial lease for 15 years from 2nd July 2009. Next review June 2019	£28,000 p.a.*
First and Second	Maisonette	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC	–	Vacant

There is an additional WC on the half landing between ground and first floors.
* A one year rent deposit is held.

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.

accommodation. The flat and former office unit benefit from a separate entrance to the front of the building.

The property benefits from its own rear garden

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: Camden Council.
Tel: 020 7974 4444.
Email: planning@camden.gov.uk

The property has possible potential for:

1. Change of use of lower ground floor from office to residential*
 2. Additional storey at 3rd floor level*
 3. Extension to rear on upper floors*
 4. Redevelopment to provide three self-contained flats*
- *All potential is subject to obtaining all necessary consents.

