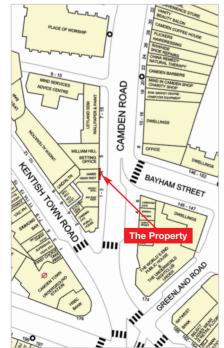


London NW1 3A Camden Road Camden NW1 9LG

- Freehold Shop and Residential Investment
- Well located some 50 metres from Camden Town Underground Station (Northern Line) ←
- Comprising a ground floor shop, with residential letting rooms above
- No VAT applicable
- Shop Rent Review 2020
- Total Current Rents Reserved

£107,200 pa







Tenure

Freehold.

Location

Camden Town is a cosmopolitan and popular area of North West London which benefits from good communications via Camden Town Underground Station (Northern Line), a mainline rail station and numerous bus routes. Camden Town is within a mile north of Euston, St Pancras and King's Cross stations.

The property is located to the west of Camden Road, towards its junction with Kentish Town Road. The property is some 50 metres from Camden Town Underground Station (Northern Line).

Occupiers close by include William Hill and Wood Grill (both adjacent), Sainsbury's, NatWest, Select, Rymans and HSBC Bank, amongst many others.

escription

The property is arranged on ground and three upper floors to provide a ground floor shop with letting rooms on first, second and third floors.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

| Floor | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|---|---------------------|--|---|------------------------|---------------------------|
| Ground | Linvi Limited | | | £40,000 p.a. | Rent Review 2020 |
| First, Second and Third Floors | DNB London Home Ltd | First, Second & Third Floor – 7 Rooms, 4 of which have En- Suites, Kitchen and Shower/WC on first floor and a laundry room | Assured Shorthold Tenancy for 12 months from 15.04.2018 | £67,200 p.a. | Reversion 2019 |

Total £107,200 p.a.

