


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.

Description

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.allso.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	Gross Frontage (inc Doorway) 5.90 m (19' 4") Net Frontage 4.15 m (13' 7") Shop Depth 8.05 m (26' 5") Built Depth 11.80 m (38' 8") Ground Floor 44.30 sq m (477 sq ft)	15 years from 01.06.2015 Rent review every 5th year FR & I	£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.

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

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