

# London NW1 144 Camden High Street Camden NW1 ONE

- **Freehold Shop Investment**
- Busy and fashionable North London location
- Within 150 metres of Camden Town Tube Station and opposite M & S Simply Food
- Shop let on a lease expiring in 2020 with Mascolo Ltd as guarantee
- Shop Rent Review 2015
- No VAT applicable
- Total Current Rents Reserved

**£83,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**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 Road (A503) is one of the main routes into Central London, connecting the Holloway Road (A1) in the north to Camden Town.  
The property is situated in a busy position on Camden High Street, diagonally opposite M & S Simply Food.  
Other occupiers close by include Ladbroke's, Lloyds TSB, Burger King, The Carphone Warehouse, Boots and Prêt à Manger.

## Description

The property is arranged on basement, ground and four upper floors to provide a hairdressers' salon on the ground floor with basement staff ancillary/storage accommodation and with five flats above that will be leased back to the Vendor from completion.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 19 London NW1**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Essentials Holdings Ltd (1) (t/a Essentials Hairdressing) Lease guaranteed by Mascolo Ltd (2)	Gross Frontage (3) 6.20 m Net Frontage 4.30 m Shop and Built Depth 20.80 m Basement 38 sq m	(20' 4") (14' 2") (68' 3") (409 sq ft)	20 years from 12.04.2000 Rent review every 5th year FR & I	£83,000 p.a.  Rent Review 2015
Upper Floors	Searchgrade Ltd	First to Fourth Floors – Five Flats	999 years from 01.06.2011	Peppercorn	3010

- (1) Essentials is a national brand of hair salons established in association with Toni & Guy 14 years ago. There are over 30 regional branches with 9 in London. Website Address: [www.essentials.com](http://www.essentials.com)  
(2) For the year ending 31st August 2010, Mascolo Ltd reported a turnover of £10.827m and a net worth of £5.210m. (Source: riskdisk.com 25.08.2011)  
(3) Gross frontage includes entrance to upper floors.  
NB. The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

**Total £83,000 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

**Seller's Solicitor** Yvonne Raymond, Hamblins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: [yraymond@hamblins.co.uk](mailto:yraymond@hamblins.co.uk)



