

## London NW1

### 106 Camden High Street, Camden NW1 0LU

- **A Freehold Well Located Mid Terrace Building**
- Internally arranged to provide Ground Floor Commercial Premises together with Three Floors of Residential Accommodation above
- Ground Floor subject to a Long Lease
- **Upper Parts to be offered with Planning Permission for Extension to provide 2 x One Bedroom Flats and 1 x Studio Flat**
- Further possible potential for an Extension to the Third Floor and Addition of Further Floor subject to obtaining all necessary consents

### Upper Parts Vacant



#### To View

The property will be open for viewing every Tuesday between 4.30 – 5.00 p.m. and Thursday between 12.30 – 1.00 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Charles Douglas Solicitors LLP  
(Ref: RDS/PRO0339.003).

Tel: 0207 758 8170.

Email: richardstarr@cdsamayfair.com

**MAJORITY VACANT –  
Freehold Building with Planning**



#### Tenure

Freehold.

#### Location

Camden High Street is the continuation of Hampstead Road (A400), which in turn runs off Euston Road. The property itself is situated on the east side of Camden High Street, close to its junction with Pratt Street. Shops, restaurants and the famous Camden Market are available in the cosmopolitan area of Camden. Underground services (Northern Line) run from Camden Town and Mornington Crescent Stations, whilst Rail services run from London Euston Station. The open spaces of Regent's Park are within easy reach.

#### Description

The property comprises a mid terrace building arranged over ground and three upper floors with commercial premises to ground floor level. The upper parts currently comprise two self-contained studio flats and one self-contained flat in shell condition.

#### Accommodation

**Ground Floor** – Retail Unit (subject to a long lease)

**First Floor** – Studio Room, Kitchen, Bathroom/WC with wash basin

**Second Floor (Not Inspected)** – Studio Room, Kitchen, Bathroom/WC with wash basin

**Third Floor** – Self-Contained Flat in Shell Condition

**Existing Gross Internal Area of Upper Parts Approximately 102 sq m (1,098 sq ft)**

#### Planning

Local Planning Authority: London Borough of Camden.

Tel: 0207 974 4444.

Planning permission (Ref: 2018/0180/P) was granted on 2nd March 2018 for 'two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation'.

Once developed, the property will provide 2 x one bedroom flats and 1 x studio flat. The first and second floor flats will each extend to approximately 50 sq m (538 sq ft).

Upon completion of the approved works, the upper parts will therefore extend to **134 sq m (1,442 sq ft)** in total.

The property may also afford possible potential for an extension to the third floor and the addition of a further floor, subject to obtaining all necessary consents.

#### Tenancy

The ground floor retail unit is subject to a new lease for a term of 999 years from completion at a peppercorn ground rent.

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.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.