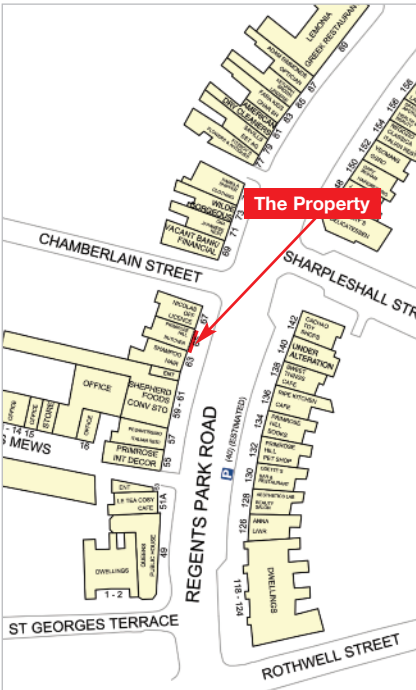


# **London NW1** **65 Regent's Park Road** **Primrose Hill** **NW1 8XD**

- **Freehold Shop and Residential Ground Rent Investment**
- Affluent and exclusive North London location
- One of North London's most fashionable and attractive shopping streets
- Shop let until 2026 (no breaks)
- VAT not applicable
- Rent Review 2021
- Total Current Rents Reserved  
**£65,000 pa**



**Tenure**  
Freehold.

**Location**  
Primrose Hill is an affluent and exclusive residential area located immediately to the north of Regent's Park, between Camden Town and St John's Hill. Finchley Road provides access to the M1 to the north, and to Marylebone Road to the south which links with the M25 and M40. The property is located on the west side of Regent's Park Road, close to its junction with Chamberlain Street and forms part of an attractive and upmarket shopping location which is popular with restaurateurs, bars and independent boutiques. It also benefits from on-street parking.

**Description**  
The property is arranged on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation in the basement. The upper floors comprise two flats which have been sold off on long leases.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	J. F. Edwards (Smithfield) Limited (1) (t/a Primrose Hill Butchers)	Gross Frontage (inc access) 5.15 m (16' 11") Net Frontage 3.45 m (11' 5") Shop Depth 8.35 m (27' 4") Built Depth 12.90 m (42' 4") Ground Floor 48.95 sq m (527 sq ft) Basement 36.90 sq m (397 sq ft) Total 85.85 sq m (924 sq ft)	10 years from 20.10.2016 Rent review in the 5th year Effectively FR & I	£65,000 p.a.	Rent Review 2021
First Floor	Individual	Flat A	A term of years from 09.04.2010 expiring 20.12.2179	Peppercorn	Reversion 2179
Second and Third Floor	Individual	Flat B	A term of years from 29.09.1982 expiring 28.09.2171	Peppercorn	Reversion 2171

**Total £65,000 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  
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