**FREEHOLD DEVELOPMENT/INVESTMENT**

233 Kentish Town Road

London, NW5 2NB

Highly Prominent Freehold Investment/ Development Opportunity

Shop/Offices

Freehold For Sale

4,269 sq ft
(396.60 sq m)

- Ground Floor Shop Let To British Heart Foundation
- Prominent Main Road Position
- Within Walking Distance Of Kentish Town Underground Station (Northern Line)
- Offices Benefit From Excellent Natural Light
- Potential To Develop At The Rear Of The Building
- Total Square Footage - 4,269 Sqft
- Ground Floor Shop Producing £47,500 pax
- Residential Planning Granted In 2015 For Four Self Contained Flats (Expired)
- Offices Arranged In Clear Space

Summary

Available Size	4,269 sq ft
Price	£2,026,000
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Location

The premises are situated in a prime position on the west side of Kentish Town Road close to the junctions of Anglers Lane, Holmes Road & Prince of Wales Road. The property is situated within this vibrant shopping area close to many well known multiple and local occupiers including, Pure Gym, Nando's, McDonald's, Aldi Local, Poundstretcher, Gail's Bakery & Superdrug. There are a number of Pub's, Bars & Restaurants. Transport Facilities are excellent with Kentish Town Underground (Northern Line) & Kentish Town Overground Station within walking distance. Numerous bus routes also serve the area.

Description

Comprises a highly prominent building arranged on ground, first & second floors split up to provide ground floor shop/ storage together with first & second floor vacant offices. The first floor has access to an external terrace area. The shop is currently occupied and let to the British Heart Foundation. The property ideally suits development with the possibility of adding additional floors above the second floor and at the rear of the building.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail/Storage	2,174	201.97	Available
1st - Offices	945	87.79	Available
2nd - Offices	1,150	106.84	Available
Total	4,269	396.60	

Planning Permission

Planning permission was granted on the 16th October 2015 subject to a Section 106 Legal Agreement to convert the first and second floors to residential use to provide four self contained flats (2x1 Bed & 2x2 Bed). Permission Number 2015/4860/P. The permission has now expired.

Proposed Scheme

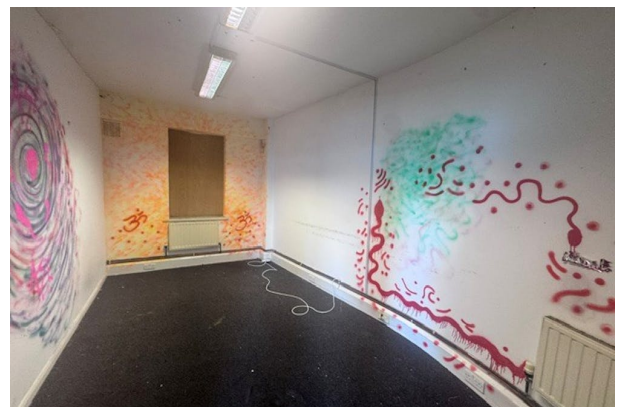
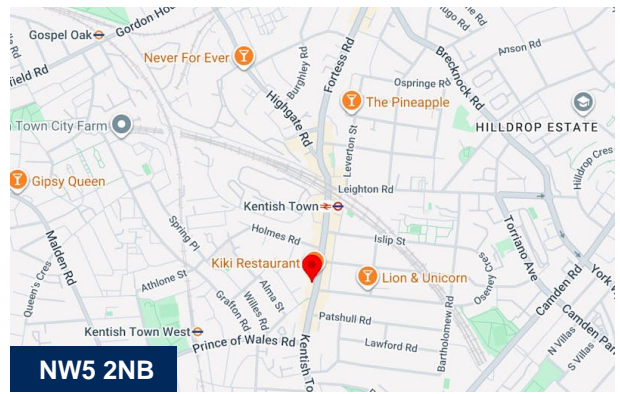
In 2023 our Clients instructed their architects to prepare architectural designs for a new mixed use building. The proposal includes: Demolition of the existing structure, Construction of a new building arranged over basement, ground & four upper floors to provide ground floor shop and basement and 6 residential flats (3x1 Beds & 3x3 Beds). Provision of appropriate cycle storage and refuse facilities for residents and the commercial unit. Plans are available.

Tenancy

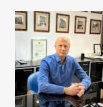
The ground floor shop is Let to the British Heart Foundation on a proportional Full Repairing & Insuring Lease for a term of 5 years from 1st January 2021 expiring 31 December 2026. The Lease is Inside the provisions of the Landlord & tenant act 1954. Rent: £47,500.00 pax plus Vat

Freehold Price (LR 306015)

£2,026,000 plus Vat with the benefit of the existing income from the British Heart Foundation together with vacant possession of the upper floors.



Viewing & Further Information



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Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewing

Strictly by appointment through owner's Sole agents as above.

