



PRIME RETAIL FREEHOLD INVESTMENT

Camden Lock

232 Camden High Street, London, NW1 8QS

Prime Retail Commercial Building In Camden Lock

**Same Family Ownership For Over
70 Years**

Freehold Investment For Sale

2,792 sq ft
(259.39 sq m)

- The Best Retail Location In Camden
- New Letting on the Entire Building At a Rental of £220,000 pax
- Total Area 2,792 Sqft (259.3 Sqm)
- Newly Granted Full Repairing & Insuring 20 Year Lease
- Highly Prominent
- High Footfall
- Adjacent to many well known multiple and local retailers
- The Famous Stables and Camden Market close by

Summary

Available Size	2,792 sq ft
Price	Offers in excess of £3,350,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market which generates a high footfall. The property is located in the prime part of Camden High Street within a parade of multiple local retailers & restaurants. The immediate area has undergone substantial regeneration. Transport facilities are excellent as Camden Town Underground Station (Northern Line) is within a few minutes walk.

Description

Comprises a Prime Retail building arranged on basement & ground floor shop, together with first and second floors, ancillary office/retail which is accessed via the ground floor shop. The entire building has now been Let on a new Full Repairing & Insuring Lease.

Accommodation

The accommodation :

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,350	125.42	Available
Basement	700	65.03	Available
1st - First Floor	371	34.47	Available
2nd - Second Floor	371	34.47	Available
Total	2,792	259.39	

Tenancy

An agreement for Lease has been exchanged on the entire property to Inventure CHS Ltd on the granting of a new Full Repairing & Insuring Lease for a term of 20 years subject to 5 yearly upward only Rent Reviews. The tenant has the right to break the Lease at the end 10 years and 6 months by giving the Landlord 6 months prior written notice. The Lease is Inside the security of the Landlord & Tenant Act 1954.

Completion of the Lease will take place upon vacant possession being granted on the Ground Floor.

The tenants are lodging with the Landlord a rental deposit equivalent to 6 months rent

Rental Income: £220,000 pax

Freehold Price

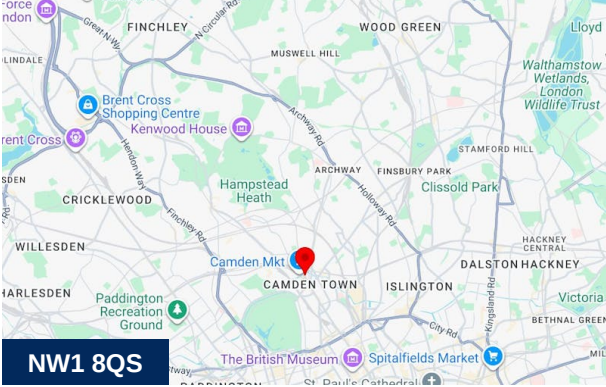
Offers in excess of £3,350,000 with the benefit of the income.

Identification

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

Viewings

Strictly by appointment through owner’s agents as above.



Viewing & Further Information



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