



106 HAMPSTEAD ROAD

LONDON, NW1 2LS

MIXED USE FREEHOLD
SUITABLE FOR INVESTORS/ OWNER OCCUPIERS.

FOR SALE

EXECUTIVE SUMMARY



- Prominent freehold mixed-use property is located on Hampstead Road, at the junction with Drummond Street, within one of Central London's highly connected districts.
- The building comprises a self-contained ground and lower ground floor commercial unit, together with two residential flats arranged over the upper floors.
- The commercial accommodation is currently under offer for a 10 year lease with a passing rent of £42,000 per annum, extending to 1,259 sq ft.
- The NSA of the residential accommodation is 1,195 sq ft.
- The upper floors comprise two self-contained residential flats, offered with vacant possession.
- Guiding £2,000,000 (Two Million Pounds), for the freehold interest, subject to contract.



LOCATION

The property enjoys a prominent position within one of Central London's highly connected districts. Situated moments from Hampstead Road and Drummond Street, it offers immediate access to key transport links, including Euston, Euston Square, Warren Street, and King's Cross St Pancras stations.

Located within the city's renowned Knowledge Quarter, the area is a dynamic hub for innovation, academia and enterprise, home to world-leading institutions such as University College London, the Francis Crick Institute, and the British Library.



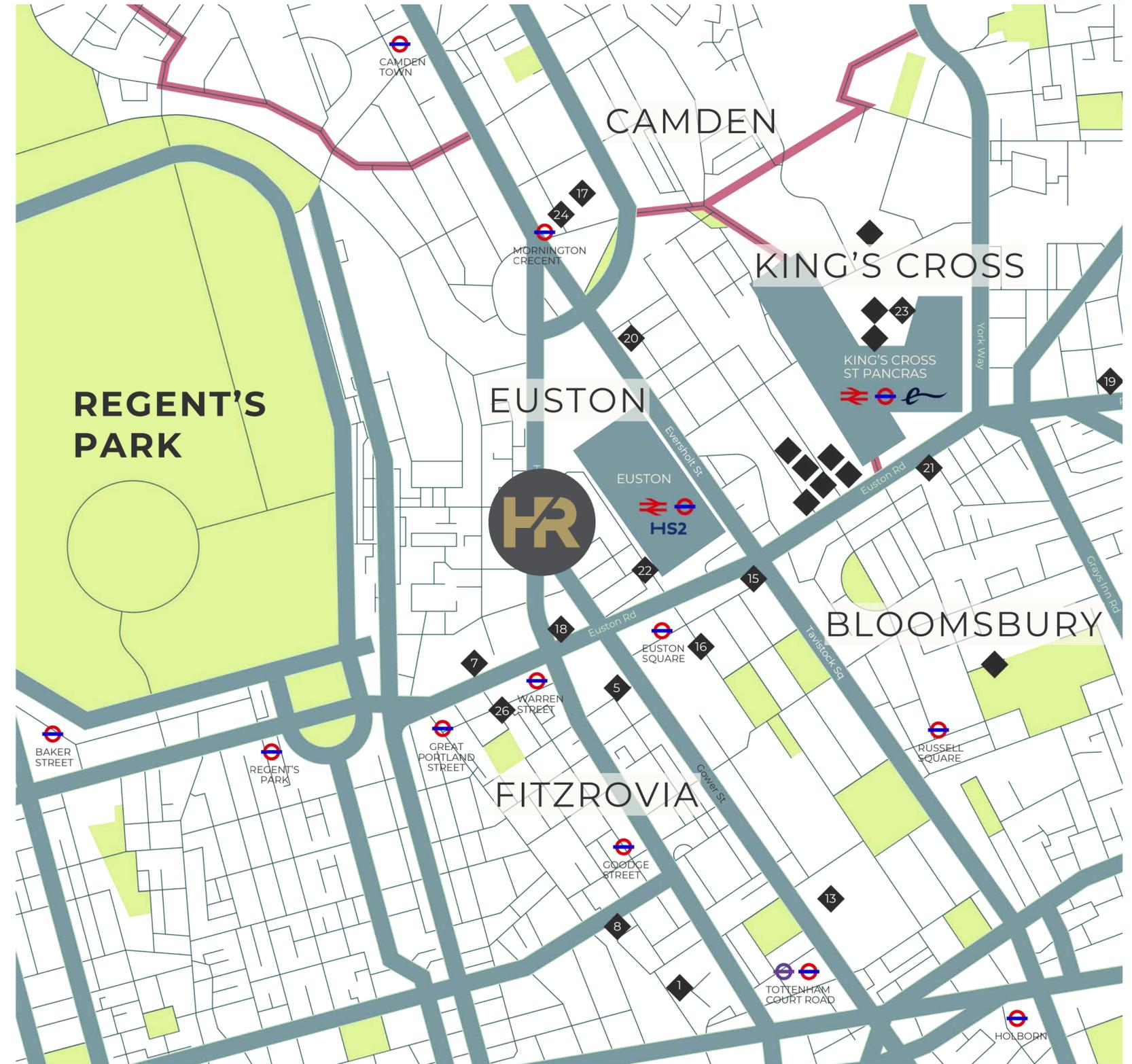
Francis Crick Institute



Euston Station



UCL



CONNECTIVITY

The property is well connected, with multiple Underground and National Rail stations within close proximity, including Euston, Euston Square, Warren Street and King's Cross St Pancras.

• Euston



7 mins

• Euston Square



8 mins

• Warren Street



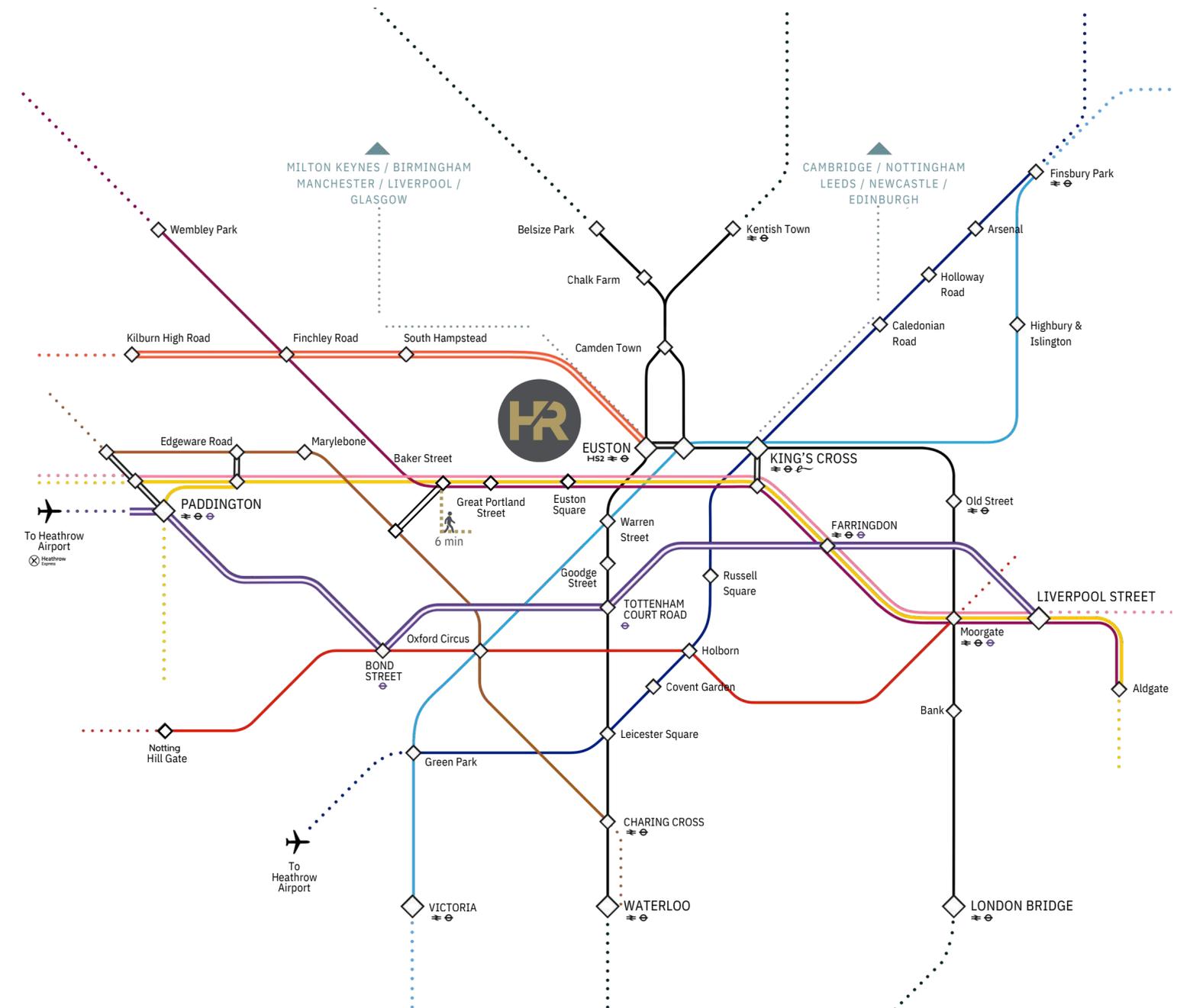
6 mins

• King's Cross St Pancras



17 mins

- | | |
|----------------------|---------------|
| CIRCLE | METROPOLITAN |
| DISTRICT | JUBILEE |
| BAKERLOO | CENTRAL |
| HAMMERSMITH AND CITY | ELIZABETH |
| VICTORIA | NATIONAL RAIL |
| PICCADILLY | EUROSTAR |
| NORTHERN | |



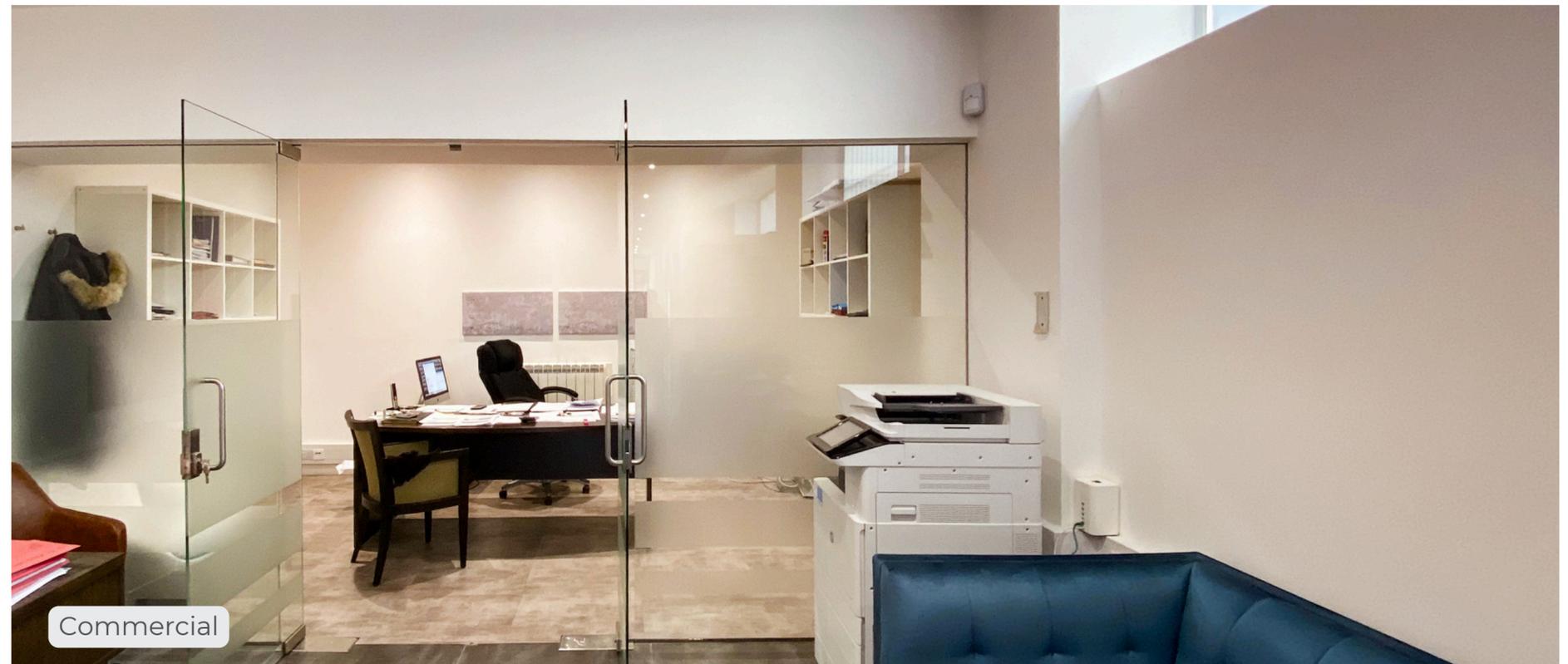
DESCRIPTION

106 Hampstead Road comprises a freehold mixed-use building providing commercial accommodation at ground and lower ground floor level, with residential accommodation above.

The commercial element extends 1,259 sq ft (NIA) of self-contained ground & lower ground accommodation.

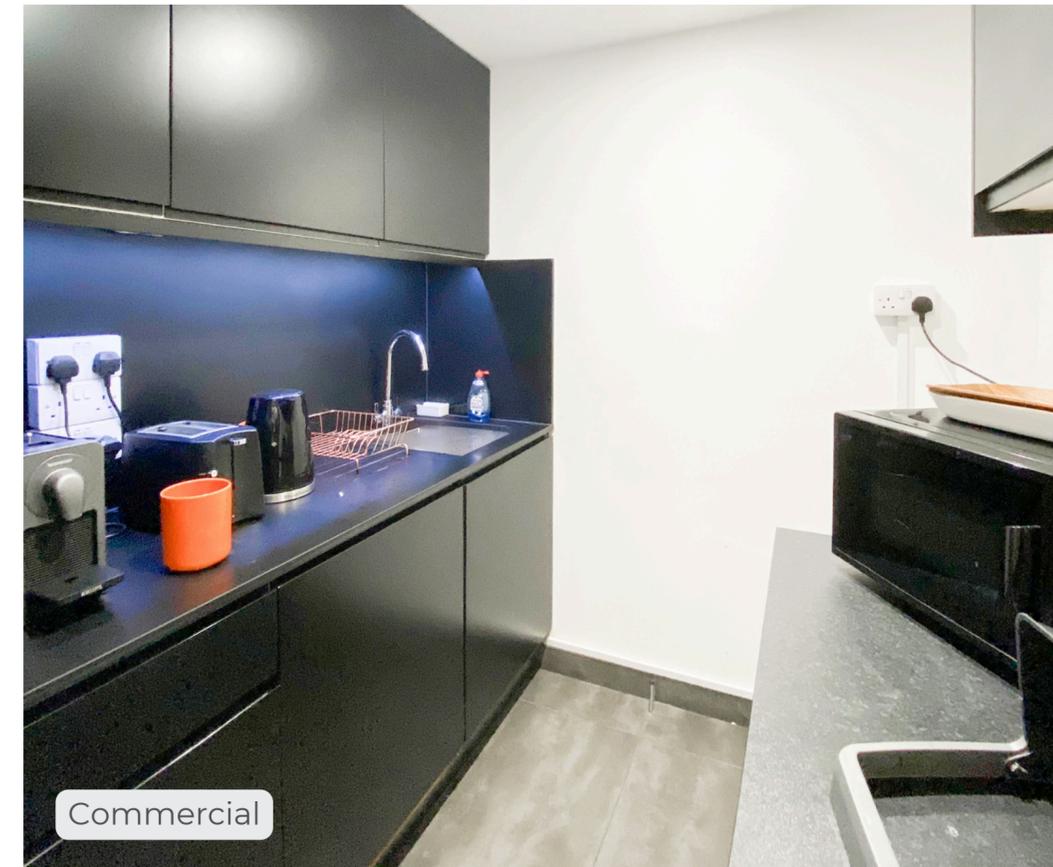
The unit offers a generous amount of natural light from the large frontage, as well as a modernised kitchenette, male & female WC's with a neat internal feature staircase.

The property comprises two self-contained residential flats arranged over the first and second floors, . The residential element will be offered with full Vacant Possession.

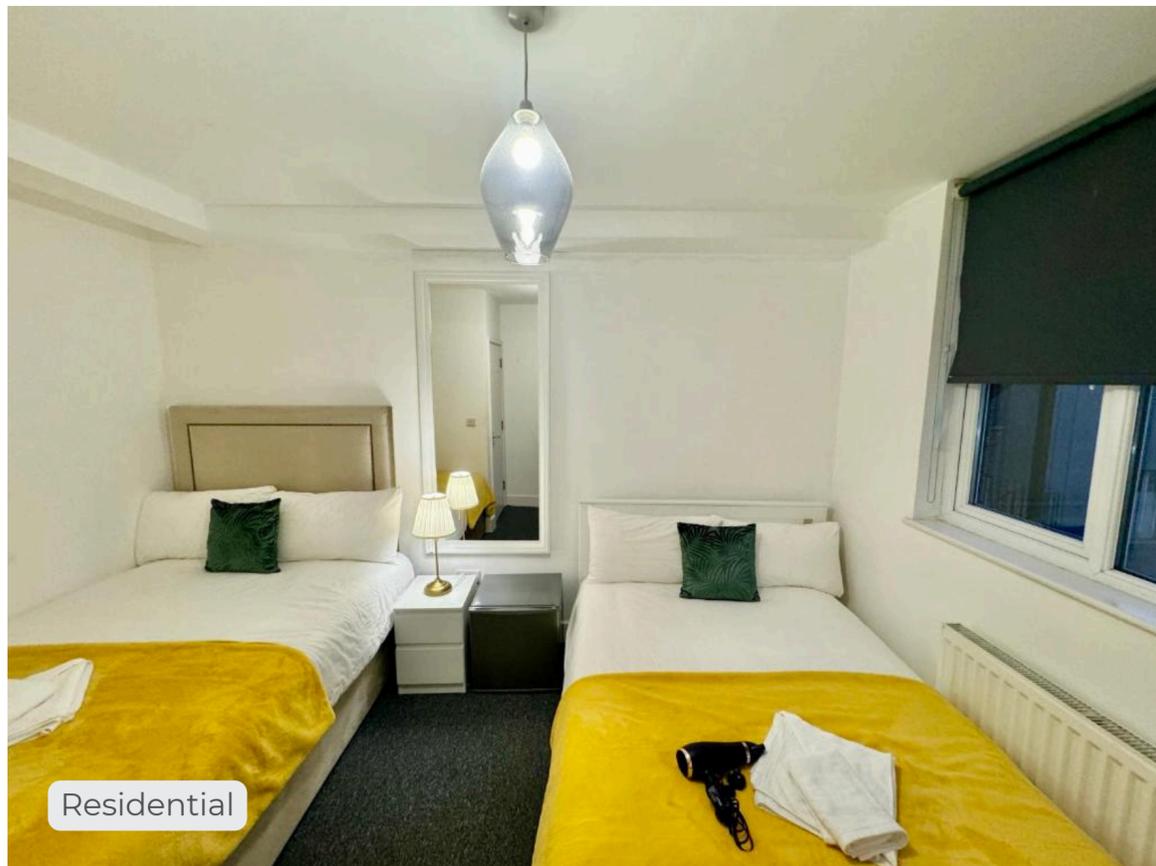




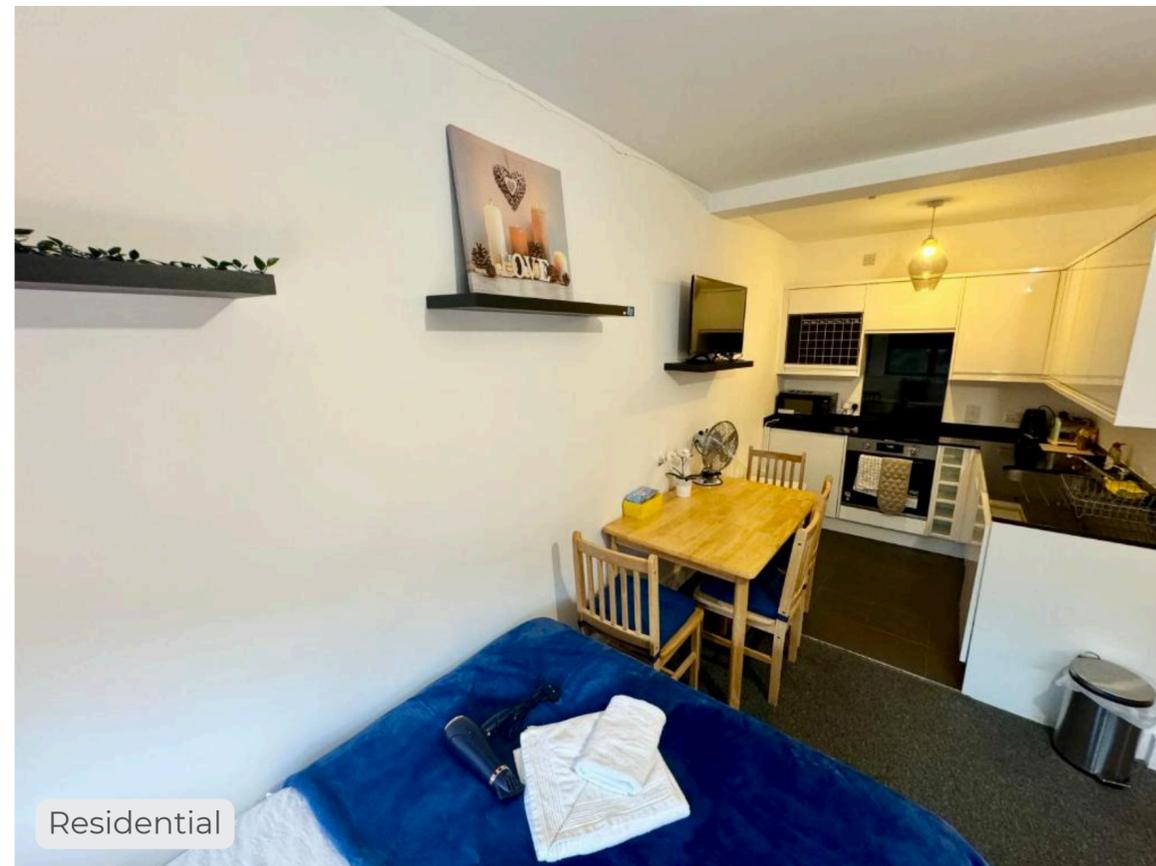
Commercial



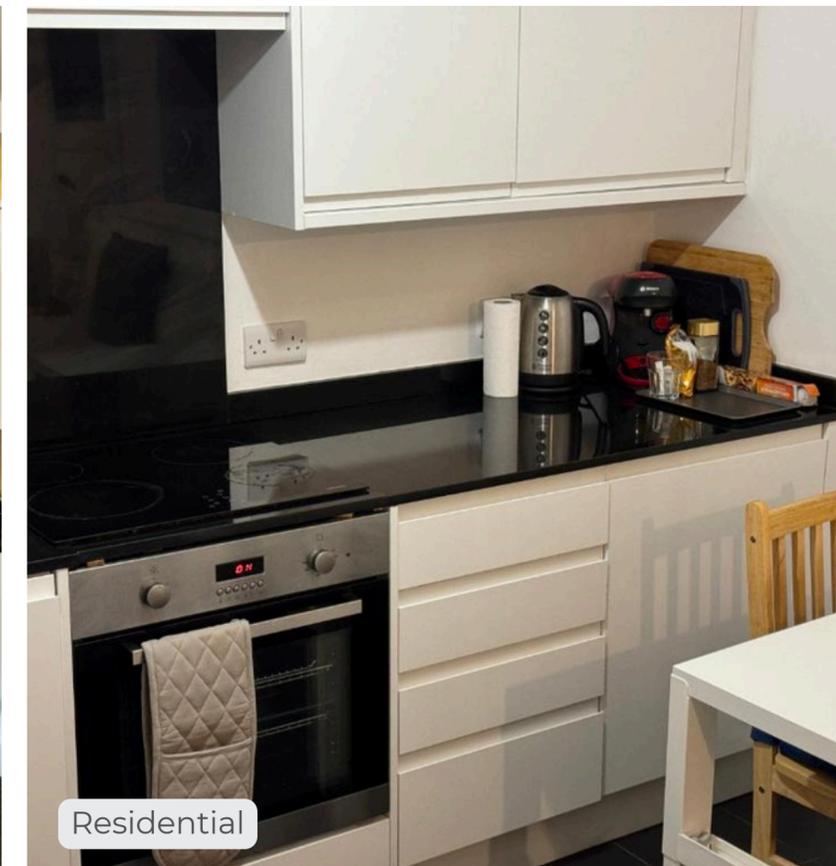
Commercial



Residential



Residential



Residential

ACCOMMODATION SCHEDULE

The ground and lower ground floor commercial unit is currently under offer. The lease terms outlined are indicative only and remain subject to contract. Final lease terms may vary and have not yet been formally agreed or completed.

Floor	Description	Size (Sq Ft)	Size (Sq M)	Rent	Rent Review	Break Clause	Lease Start	Lease End
Ground & Lower Ground	Office	1259	117	£42,000 pa	Upward only at Year 5	Mutual break at Year 5 (6 months notice)	Apr 2026	Apr 2036
1st	Residential	592	55	Vacant	N/A	N/A	N/A	N/A
2nd	Residential	603	56	Vacant	N/A	N/A	N/A	N/A
Total		2453	228					

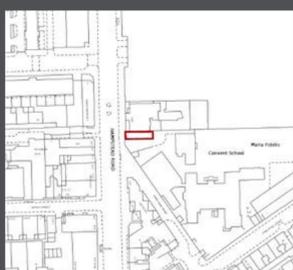
In regard to measurements please be aware that these are approximate figures and should not be relied upon as such.

PROPOSAL

Guiding £2,000,000 (Two Million Pounds), for the freehold interest, subject to contract.

TENURE

Freehold. Title number 246552.



VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

FOR FURTHER INFORMATION CONTACT:

● **Charles Boyce**
● 07990 045 479
Charles.b@rib.co.uk

● **Roni Rosenberg**
● 07702 643 317
roni@ldg.co.uk

● **Michael Georgiou**
● 07879 896 480
Michael.g@rib.co.uk

● **Daniel Castle**
● 07502 224 861
daniel@ldg.co.uk

RIB

ROBERT IRVING BURNS

