

**26 Hartland Road**

Camden, London, NW1 8DD

Central Camden Commercial Investment Opportunity.

1,059 sq ft
(98.38 sq m)

- Strong covenant in Chabad Lubavitch UK.
- Located on the colourful Hartland Road.
- Currently producing £27,000 per annum.
- Gross Yield of 6%.
- Excellent transport connectivity.
- 999 year lease.

26 Hartland Road, Camden, London, NW1 8DD

Summary

Available Size	1,059 sq ft
Price	Offers in excess of £450,000
Business Rates	Upon Enquiry
EPC Rating	C (59)

Description

Occupying a super and discreet position in the vibrant heart of Camden, this ground floor commercial unit at 26 Hartland Road offers a highly desirable long leasehold investment opportunity in one of North London’s most dynamic and creative locations.

Extending in excess of 1,000 sq ft, the property offers a versatile and open-plan layout, benefiting from strong natural light throughout. Currently let to Chabad Lubavitch, the property enjoys an extremely strong covenant with 2-years unexpired on the term.

The Freehold to the building has been retained with 2 residential apartments to the upper floors now sold off on Long Leases.

Location

Hartland Road is ideally situated just off Camden High Street, moments from Camden Lock and the famous Camden Market, an area renowned for its unique blend of culture, creativity, and commerce. The surrounding environment is home to a diverse range of independent retailers, cafés, and creative businesses, ensuring strong daily footfall and visibility.

Transport links are excellent — Camden Town (Northern Line) and Camden Road (Overground) stations are both within a short walk, providing easy access to King’s Cross, The City, West End, and beyond. Numerous bus routes also service the area. The PTAL Rating is 6a.

Terms

The Freehold Title is as follows:-
26 Hartland Road, London NW1 (Title Number: LN120852).

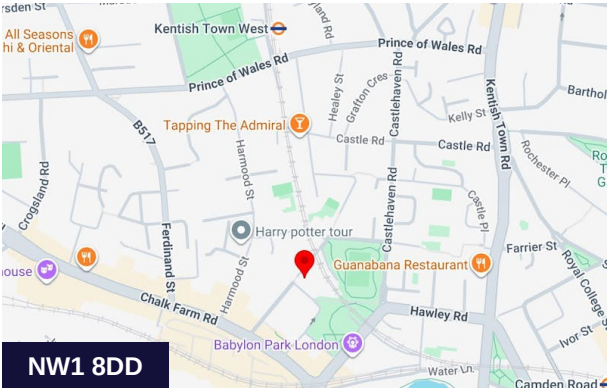
Services: It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

EPC: C (59).

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings: The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT: The property is not elected for VAT.



Viewing & Further Information



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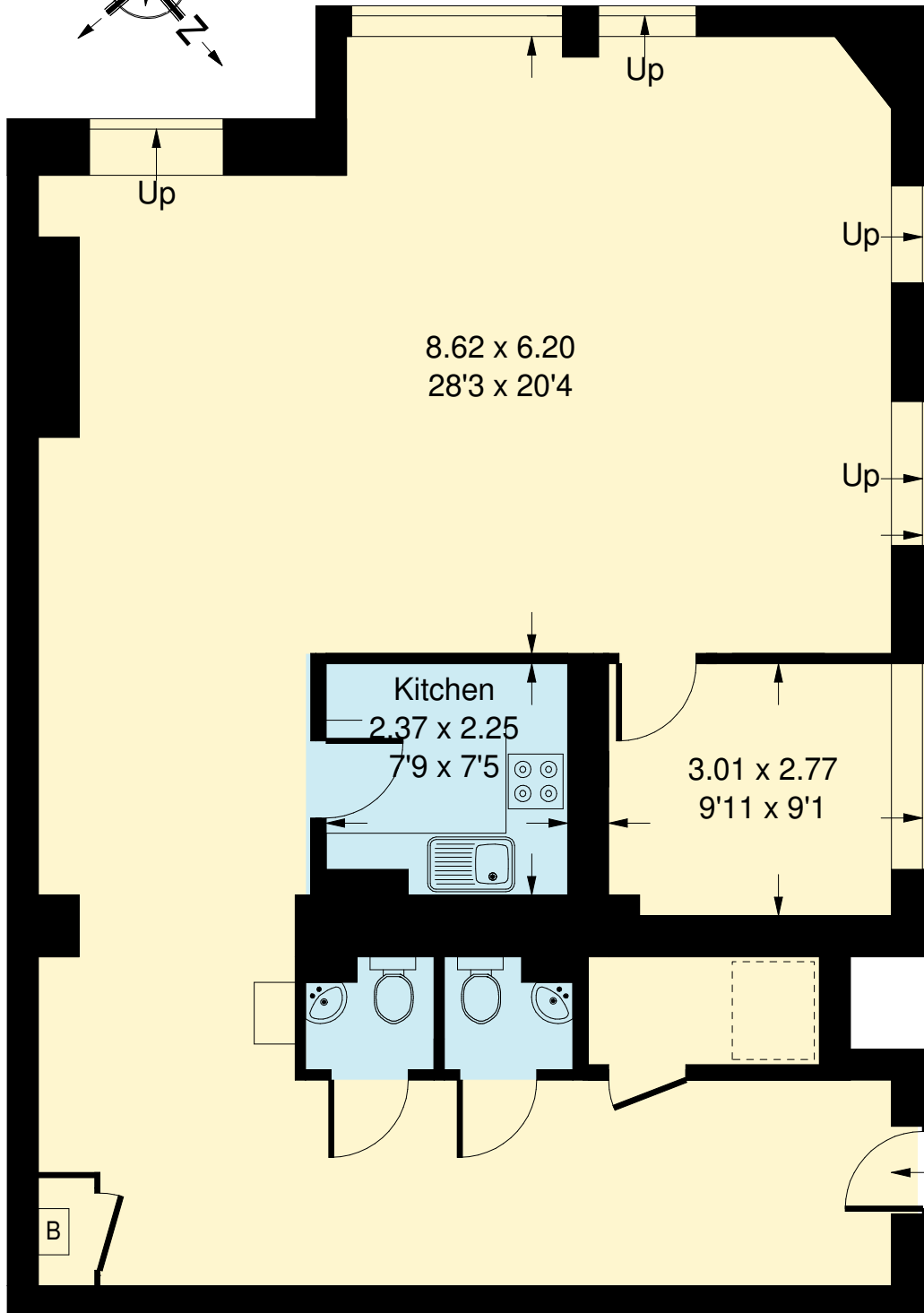
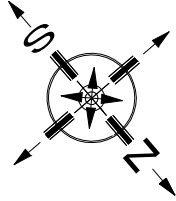


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Hartland Road, NW1

Approx. Gross Internal Area
98.4 sq m / 1059 sq ft



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.