



39 PARKWAY

Camden, London, NW1 7PN

MIXED-USE FREEHOLD
INVESTMENT OPPORTUNITY

FOR SALE

EXECUTIVE SUMMARY

- Unbroken freehold opportunity comprising a commercial unit arranged over Ground and Lower Ground Floors, as well as a residential HMO on the first and second floors.
- The commercial unit is let to Springer Group Ltd t/a Udderlicious, producing £65,000 per annum, with the lease expiring in September 2036.
- The upper parts comprise a four-bedroom maisonette with a significant rear terrace, currently let on an AST, producing £51,000 per annum, with the lease expiring in August 2027.
- The property produces a total income of £116,000 per annum.
- The property is prominently located on a prime retail pitch, situated 190 metres from Camden Town Underground Station.
- Offers are invited in excess of £1,650,000 (One Million Six Hundred and Fifty Thousand Pounds) for the benefit of the freehold interest.



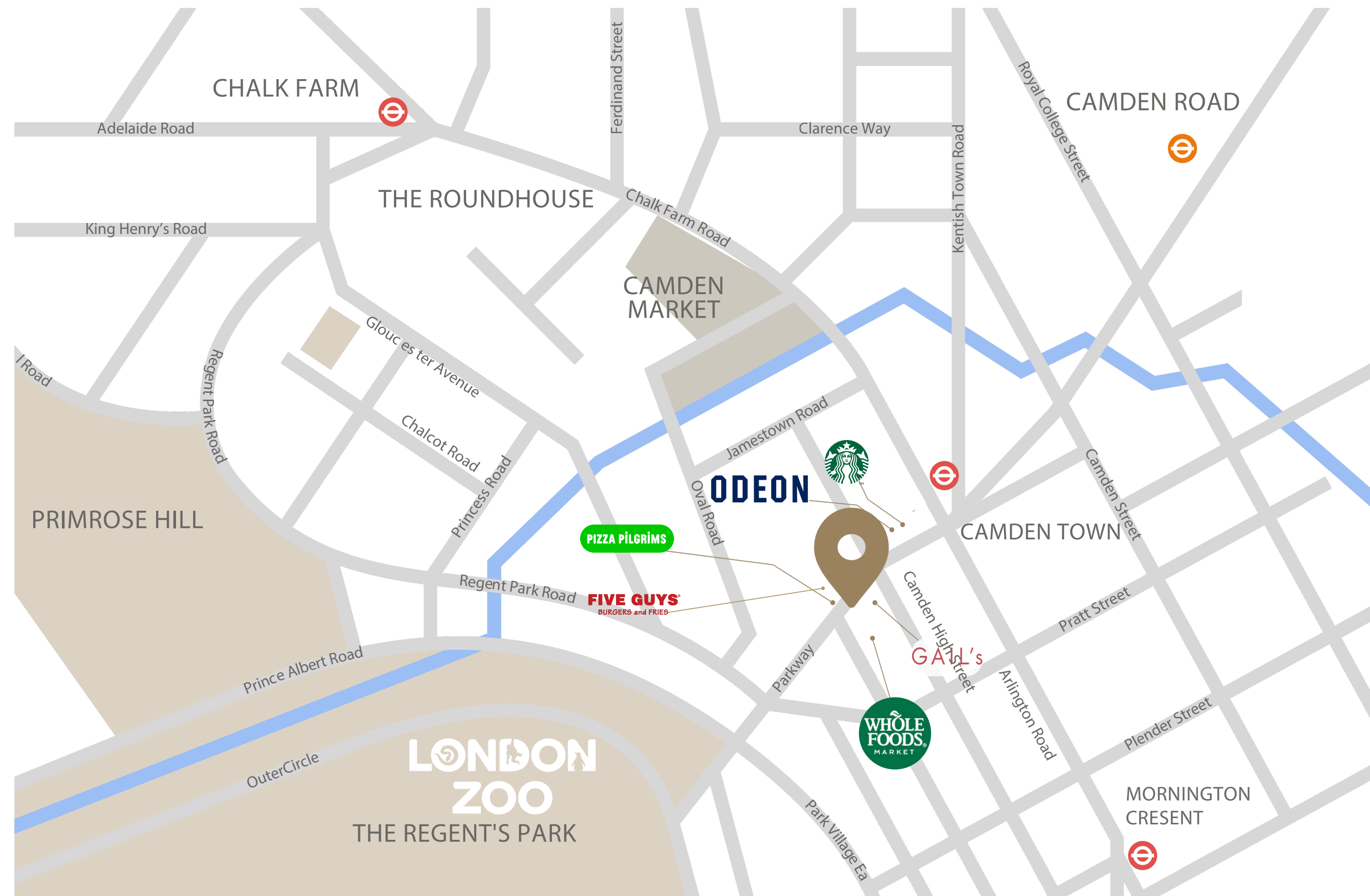


CAMDEN

The property is situated on Parkway, Camden Town, close to its junction with Arlington Road, within the London Borough of Camden. The location is strategically positioned approximately 1.5 miles north-west of Central London.

Camden Town is internationally renowned for its vibrant mix of street markets, independent retailers, leisure venues and tourist attractions. Camden Market, located just a four-minute walk from the property, is one of London's most popular destinations, attracting in excess of 28 million visitors annually.

Parkway benefits from a strong and diverse retail and leisure offering, with established operators including Gail's Bakery, Whole Foods Market, Pizza Pilgrims, Five Guys and Odeon Cinema, among others. The wider area also offers access to beautiful open spaces and amenities, with Regent's Park, London Zoo and Primrose Hill all located nearby.



CONNECTIVITY

Camden Town Underground Station (Northern Line) is a 2-minute walk away with bus routes also lining Camden High Street. Parkway (A4201) links to the A1, via the A5203, which connects London to the north of England.

Walking times to stations



Camden Town		3 min
Camden Road		8 min
Chalk Farm		16 min
Kentish Town West		17 min
Euston		21 min
Kings Cross		26 min



DESCRIPTION

The asset is an attractive three-storey terraced period building comprising a retail unit arranged over ground and basement floors, with self-contained residential upper parts on the first and second floors, presented as a four-bedroom, two-bathroom maisonette with a significant balcony/ terrace to the rear. The Residential element benefits from an HMO license.

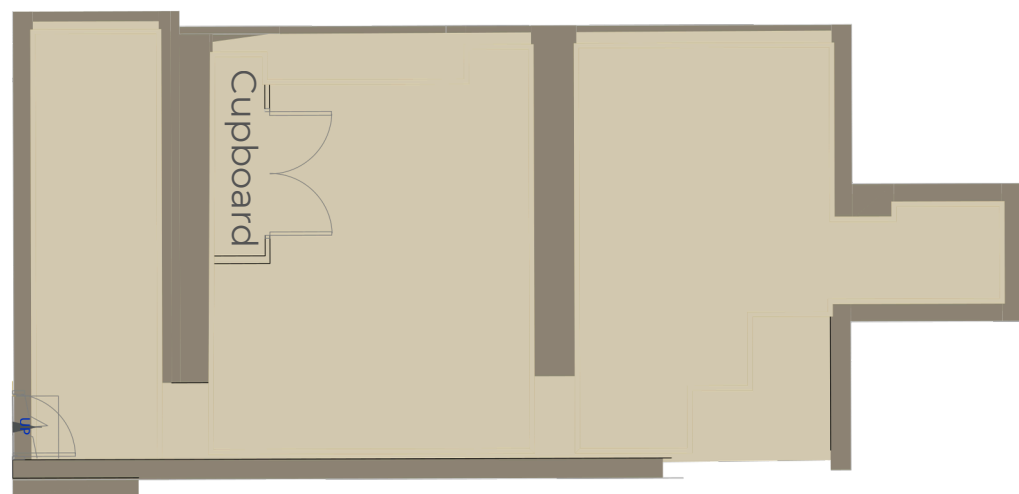


ACCOMODATION & TENANCY

Floor	Tenant	Floor Area (sqm)	Floor Area (sqft)	Lease Start Date	Lease Expiry Date	Passing Rent (pa)	Comment
Basement Floor	Springer Group Ltd (t/a Udderlicious)	27.7	298	01/07/2026	02/07/2036	£65,000	FRI Lease Outside the 1954 Act
Ground Floor		71.2	766				
Commercial Total (NIA)		98.9	1,064				6 Month Rent Deposit
First Floor	Private AST	39	420	15/08/2025	14/08/2027	£51,000	
Second Floor		27.9	300				
Residential Total (NIA)		66.9	720				
First Floor Terrace		38.9	419				
Total		204.7	2,203			£116,000 pa	

The above information has been provided by the vendor for indicative purposes and is not to be relied upon. All interested parties are encouraged to make their own enquiries.

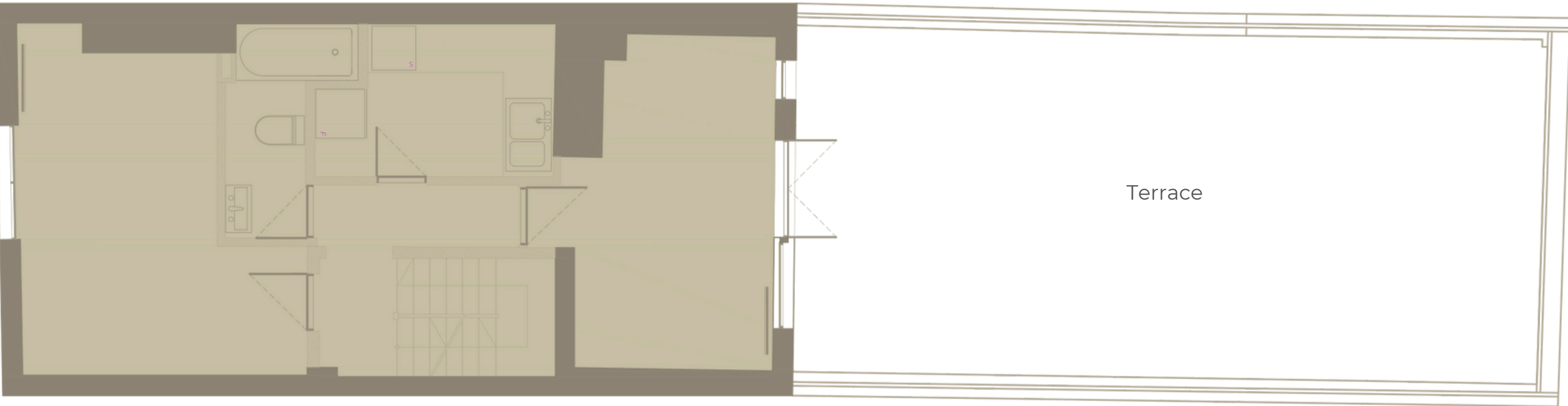
FLOOR PLANS



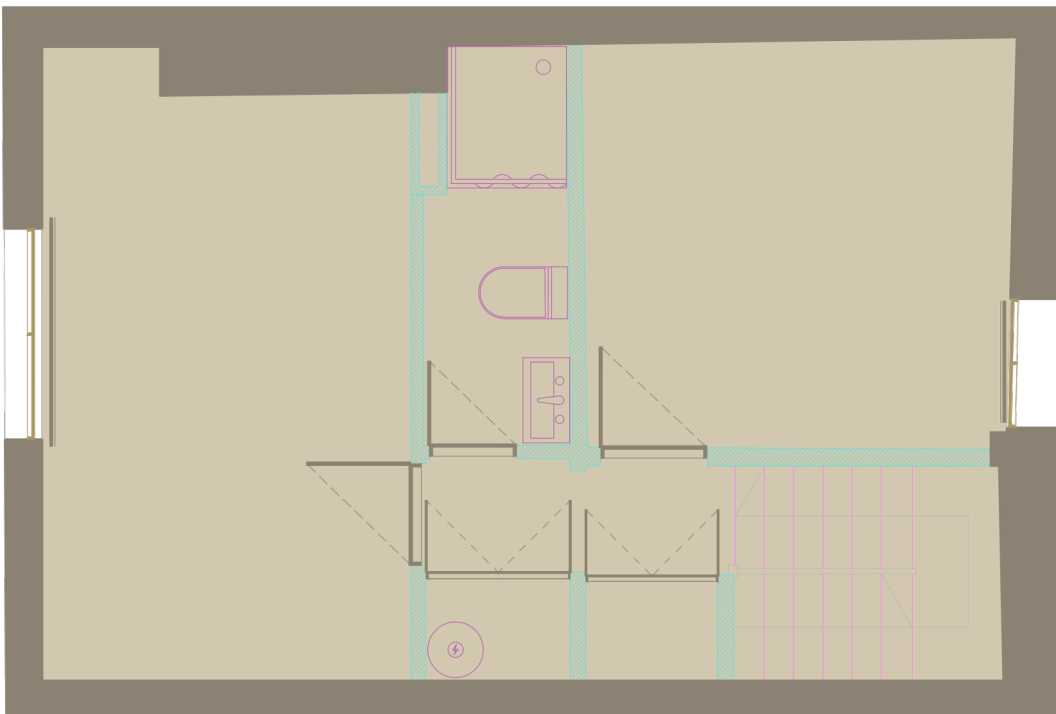
Lower Ground



Ground Floor



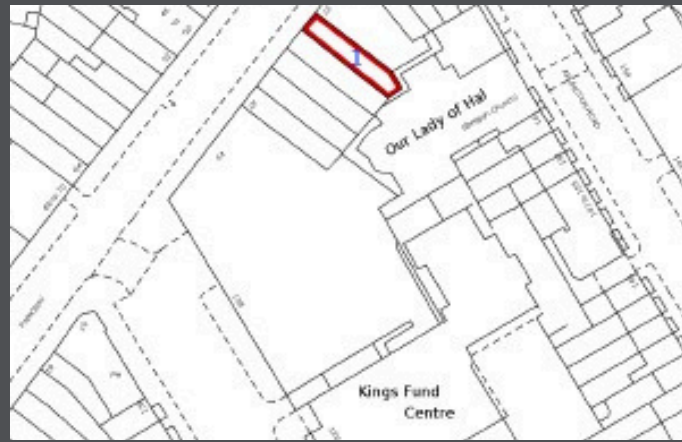
First Floor



Second Floor

TENURE

The asset is held Freehold, under Title Number: 219644



PRICE

Offers are invited in excess of £1,650,000 (One Million Six Hundred and Fifty Thousand Pounds) for the benefit of the freehold interest.

VAT

The Building is not elected for VAT.

EPC

Available Upon Request.

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. October 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

● ● **Tino Antoniou**

07943 744 534

Tino@rib.co.uk

● ● **Michael Georgiou**

07879 896 480

Michael.g@rib.co.uk

RIB

ROBERT IRVING BURNS