



85 ALBANY STREET

LONDON, NW1 4BT

RIB

ROBERT IRVING BURNS



[LOCATION](#)

[CONNECTIONS](#)

[DESCRIPTION](#)

[FLOOR PLANS](#)

[CONTACT US](#)



Albany Street

# FOR SALE / TO LET

RETAIL UNIT WITH CORNER FRONTAGE  
NEIGHBOURING REGENT'S PARK

GROUND & LOWER GROUND FLOOR  
1,375 SQ.FT.

85 ALBANY STREET, LONDON, NW1 4BT



Chester Gate



# LOCATION

The property is located on the corner of Albany Street and Chester Gate and is adjacent to the well renowned Regent’s Park. The immediate location is primarily of residential use, with local amenities including Regent’s Park, ZSL London Zoo is just around corner, Regent’s Park, Open Air Theatre, Madame Tussauds, The Sherlock Holmes Museum as well as independent and national cafes and restaurants.

Regent’s Park, Great Portland Street, Warren Street and Euston Square are all within a few minutes walking distance south of the property London Euston is towards the East providing Avanti West Coast, Caledonian Sleeper, Overground and West Midlands Trains services.



Regent’s Park



Wellcome Collection



Kings Cross Station



The Crown & Anchor



KOKO



Mestizo



[LOCATION](#)

[CONNECTIONS](#)

[DESCRIPTION](#)

[FLOOR PLANS](#)

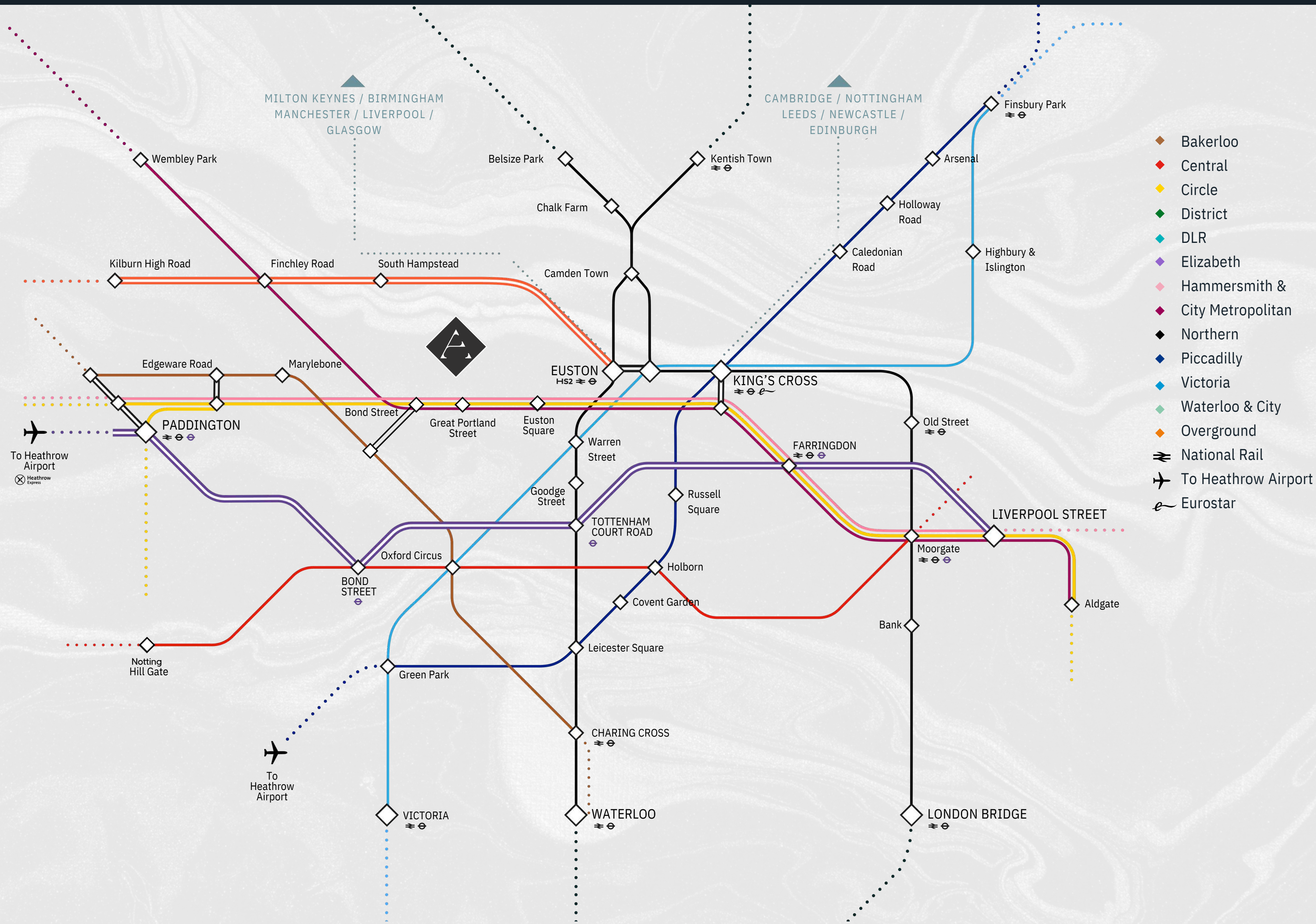
[CONTACT US](#)

## CONNECTIONS

### KEY CONNECTION TIMES

|                         |   |         |
|-------------------------|---|---------|
| Regent's Park           | ⌚ | 6 min   |
| Great Portland Street   | ⌚ | 6 min   |
| King's Cross St Pancras | ⌚ | 9 min   |
| Euston                  | ⌚ | 10 min  |
| Oxford Circus           | ⌚ | 10 mins |
| Tottenham Court Road    | ⌚ | 14 mins |
| Farringdon              | ⌚ | 14 mins |
| Paddington              | ⌚ | 14 mins |
| Green Park              | ⌚ | 15 mins |
| Bond Street             | ⌚ | 15 mins |
| Moorgate                | ⌚ | 16 mins |
| Victoria                | ⌚ | 17 mins |
| Liverpool Street        | ⌚ | 20 mins |
| Waterloo                | ⌚ | 20 mins |
| Old Street              | ⌚ | 21 mins |
| Bank                    | ⌚ | 24 mins |

Travel times based on Google Maps





[LOCATION](#)

[CONNECTIONS](#)

[DESCRIPTION](#)

[FLOOR PLANS](#)

[CONTACT US](#)

## DESCRIPTION

The property has recently undergone comprehensive refurbishment, arranged over ground and lower ground floor. The ground floors benefit from a floor to ceiling height of approx 2.9 m, large window frontages allowing natural light to flow into the property. The lower ground floors have a good floor to ceiling height of approx 2.4 m, with windows and 3x vaults suitable for storage. The property benefits from a new comfort cooling system as well as kitchenettes, an entry intercom system and integrated network cabling. There is rear access via Cambridge Terrace Mews which provides access through the Lower Ground Floors. It is also therefore possible to create self-contained offices on the lower ground floor.

The Head Lease allows for office and retail use, and the landlord will accept certain uses under Class E. The property is Grade II Listed.



*Ground Floor*



*Cambridge Terrace Mews*



[LOCATION](#)

[CONNECTIONS](#)

[DESCRIPTION](#)

[FLOOR PLANS](#)

[CONTACT US](#)



*Kitchen Area*



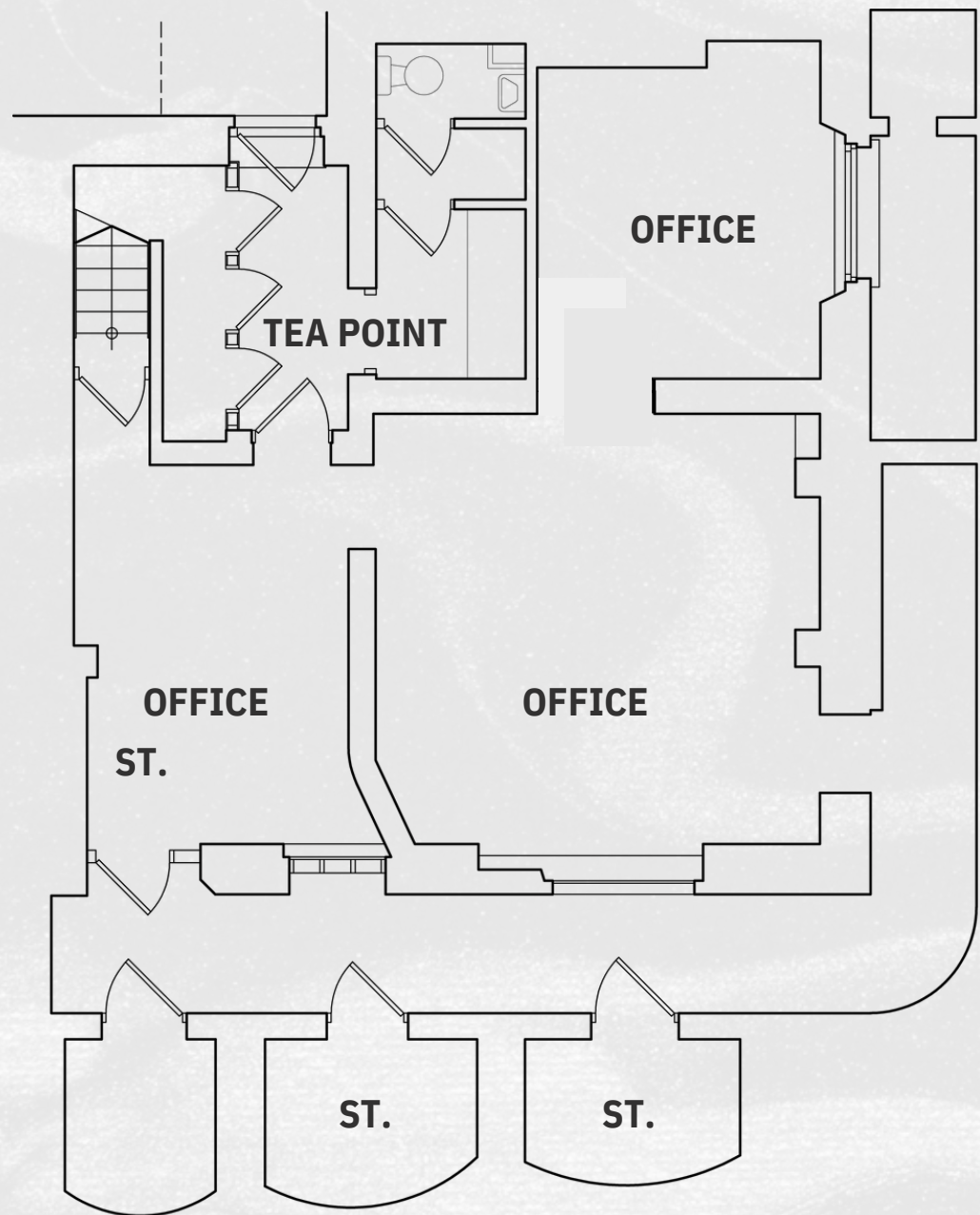
*Lower Ground Floor*



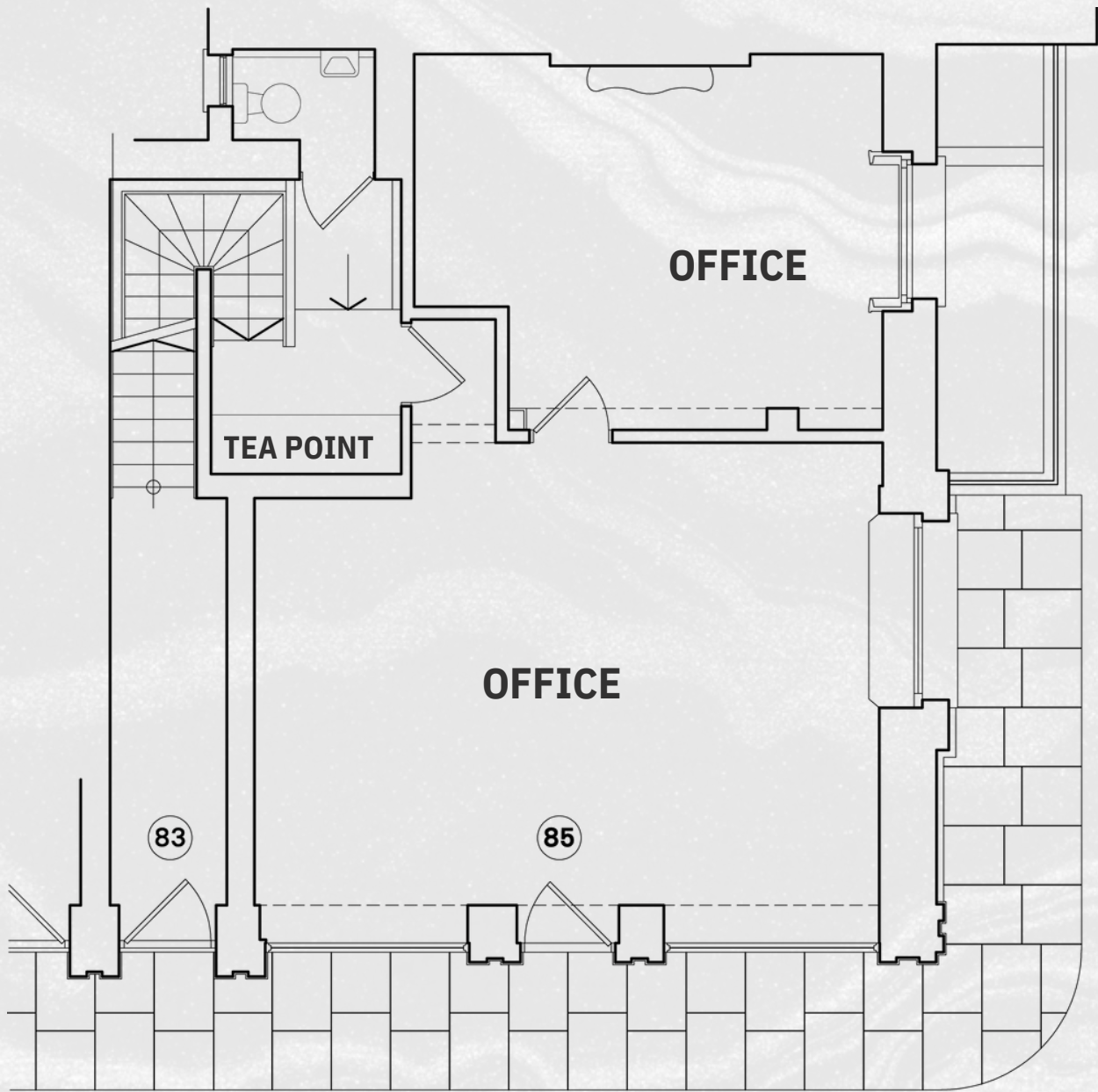
*Ground Floor*



FLOOR PLAN



Lower Ground Floor



Ground Floor

| Floor               | GIA sq.ft. |
|---------------------|------------|
| Lower Ground Floor  | 730        |
| Ground Floor        | 645        |
| Total               | 1,375      |
| Total Storage (LGF) | 108        |

# LETTING

A new effective Full Repairing and Insuring lease contracted outside the Landlord & tenant Act 1954 is available direct from the landlord for a term to be agreed.

# RENT

££77,000

# RATES PAYABLE

£7,984

# SERVICE CHARGE

£1,629

# LEGAL COSTS

Each party is to bear their own legal costs.

# POSSESSION

Upon completion of legal formalities.

# EPC

Available upon request

# VAT

The properties are not elected for VAT.

**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.

# CONTACT US

**Ben Kushner**  
020 7927 0637  
Ben.k@rib.co.uk

**Matthew Mulan**  
020 7927 0646  
Matthewm@rib.co.uk

**Jim Clarke**  
020 7927 0631  
Jim@rib.co.uk

**Tom D'Arcy**  
020 7927 0648  
Thomas@rib.co.uk



ROBERT IRVING BURNS