



CAMDEN FREEHOLD OFFICE BUILDING 2060 SQ FT. 895 SQ FT VACANT NOW. SHORT TERM INCOME, POSSIBLE RESIDENTIAL DEVELOPMENT

62 Camden Road

NW1 9DR

Development, Investment, Office

FOR SALE

895 to 2,060 sq ft

(83.15 to 191.38 sq m)

- ATTRACTIVE CORNER BUILDING
- GRADE 2 LISTED
- ATTRACTIVE SPACIOUS ENTRANCE
- CENTRAL HEATING
- RESIDENTIAL APPLICATION ON TOP FLOOR
- POTENTIAL TO SELF CONTAIN G & LG
- NO RATES ON VACANT SPACE

62 Camden Road, London, NW1 9DR

Description

A Grade 2 listed Georgian corner Freehold building of 2,060 sq ft arranged over lower ground, ground & 3 upper floors. Approached through an attractive and spacious entrance the ground and first floors boast high ceiling. 895 sq ft is vacant with the balance on short term leases. A planning application has been submitted to convert the vacant 3rd floor into a studio flat.

Location

This very attractive Georgian building is located at the junction of Camden Road & Camden Street part of a terrace of similar properties. It is mid-way between Camden Town Underground (Northern line) and Camden Road Overground affording excellent transport links. The building is directly opposite Sainsbury's on the south side of the street. The remainder of the terrace is all residential.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	380	35.30	Occupied
Ground	340	31.59	Occupied
1st	445	41.34	Occupied
2nd	425	39.48	Available
3rd	470	43.66	Available
Total	2,060	191.37	

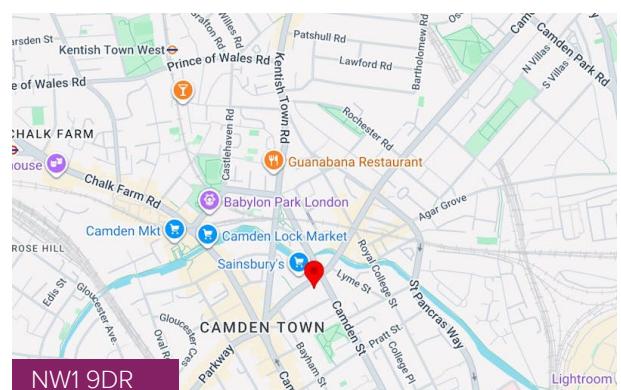
LEASES

There are 3 occupational tenants with 2 vacant floor.

The leases contain an option to determine on 2 months notice

Details of the current income are available on request

An application for change of use of the top floor is with Camden Council



Summary

Available Size	895 to 2,060 sq ft
Price	Offers in excess of £1,000,000
Rates Payable	£13.50 per sq ft There are no rates payable on any vacant space.
Rateable Value	£55,750
VAT	Not applicable
Legal Fees	Each party to pay their own costs. If the purchaser withdraws they will pay £4,750 +VAT towards the vendors Agency & Legal Costs
EPC Rating	Upon enquiry

Viewing & Further Information

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