



**PRIME MIXED USE INVESTMENT**

## 146 Camden High Street

London, NW1 ONE

### Prime Mixed Use Investment

### Fully Let

### Freehold For Sale

**3,398 sq ft**  
(315.68 sq m)

- Prime Retail Location
- Four Self Contained 1 Bedroom Flats
- Total Income: £176,520 per annum
- Potential To Increase The Rents On The Flats
- Total Area: 3,398 Sqft
- Shop & Basement Let On A 15 Year Lease From 22nd June 2023
- Located Close To Many Multiple & Local Retailers, Bars & Restaurants



Summary

Available Size	3,398 sq ft
Price	£3,250,000
Legal Fees	Each party to bear their own costs
EPC Rating	C

Location

Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market which generates a very high footfall. The property is located in a prime position on the North East side of Camden High Street close to the junctions of Pratt Street, Greenland Street & Kentish Town Road. within a parade of multiple local retailers & restaurants including Marks & Spencer's, Tesco, Boots, Lloyds Bank & TK Max . The entire area has seen substantial regeneration with many newly built offices and flats. Transport facilities are excellent as the property is a minutes' walk from Camden Town Underground Station (Northern Line). Numerous bus routes also serve the area.

Description

Comprises a self contained Terraced building arranged as ground floor shop and basement together with four self contained one bedroom flats arranged on first, second, third & fourth floors. Each flat has lounge, bedroom, fully fitted kitchen and shower. The flats are in very good decorative condition.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,100	102.19	Available
Basement	500	46.45	Available
1st - Flat 1	460	42.74	Available
2nd - Flat 2	460	42.74	Available
3rd - Flat 3	460	42.74	Available
4th - Flat 4	418	38.83	Available
Total	3,398	315.69	

Tenancies

Shop & Basement: Let to Karunaker Rao Ranginini on a 15 year lease from 22nd June 2023 subject to 5 yearly rent reviews and subject to a landlord or tenant break clause operable 22nd June 2028 and 22nd June 2033 by either party serving the other party 6 months prior written notice. The Lease is outside the security of the Landlord and Tenant Act 1954 at a rental of £96,000 pax.

Residential: The four 1 bedroom flats are Let on periodic AST agreements Let at £80,520 per annum.

Total Income: £176,520 per annum.

Freehold Price (Land Registry Title Number NGL442586)

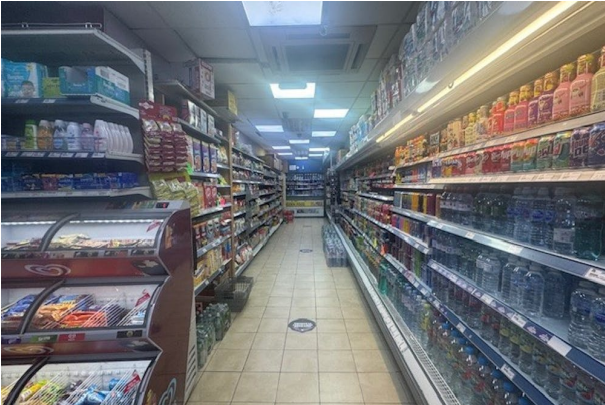
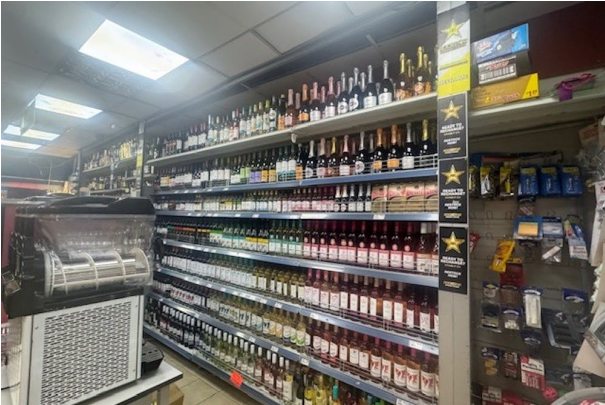
£3,250,000 with the benefit of the income.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewing

Strictly by appointment through owner’s Sole agents as above.



Viewing & Further Information



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