Christo & Co

For Sale



148 Kentish Town Road

Kentish Town, NW1 9QB

Prime Shop /Office and Residential Investment

Freehold For Sale

3,528 sq ft

(327.76 sq m)

- Prime Mixed Use Building
- Gross Rental Income £129,400 PAX
- Ground Floor Shop Let (Currently Unoccupied)
- Rear Ground Floor New Build Flat With Own Garden Let on Airbnb Basis
- Walking Distance to Both Kentish Town And Camden Town Underground Stations
- Walking Distance To The Famous Camden Market
- Five Flats (3 x Studios / 1 x 1 bed with Garden / 1 x 2 Bed 2 Bath with Terraces
- ERV once the second floor flat is let, £165,400 per annum

Summary

Available Size	3,528 sq ft
EPC Rating	C

Location

The property is situated in a prime position on the East side of Kentish Town Road, close to the junctions of Prince of Wales Road Bartholomew Villas, Patshull Road and Royal College Street, within this vibrant shopping area close to many well known multiple and local retailers, including Lidl, Aldi, Tesco, Pure Gym, Poundstretcher and Superdrug. The area is well served by a number of bars, restaurants. Camden Market, High Street and Chalk Farm are within walking distance. Transport facilities are excellent with Kentish Town underground (Northern Line) and Kentish Town Overground Station, both of which are within a few minutes walk.

Description

Comprises a ground floor and mezzanine shop/office previously used as a residential estate agency (Currently unoccupied) together with three self contained studio flats on first, second and third floors. At the rear of the building there are two new build flats, split up to provide a ground floor one bed flat with it's own garden, and a two bed two bath maisonette on first and second floors with it's own terraces at the front and rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop/Office	863	80.18	Occupied
1st - Studio Flat	400	37.16	Occupied
2nd - Studio Flat	400	37.16	Occupied
3rd - Studio Flat	400	37.16	Occupied
Ground - Ground Rear 1 Bed Flat	615	57.14	Occupied
1st - Rear First Floor 2 Bed Flat	850	78.97	Available
Total	**3,528**	**327.77**	

Tenancies

Ground Floor and Mezzanine:
Let to EffectLease Ltd on a proportional Full Repairing Insuring Lease for a term of 15 years from 18/12/2013 without further rent review at a rent of £47,000 pax.

Flat 1 First Floor Studio:
Let on an Assured Periodic Tenancy from the 10/04/2023 at a rent of £15,600 pax.

Flat 2 Second Floor Studio:
Let on an Assured Periodic Tenancy from 08/09/2026 at a rent of £20,400 pax.

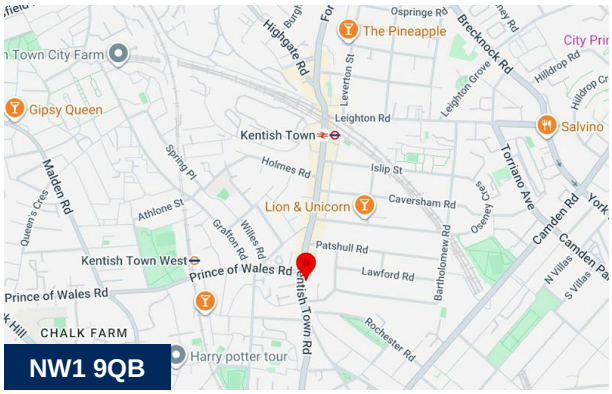
Flat 3 Third Floor Studio:
Let on an Assured Periodic Tenancy from 22/08/2026 at a rent of £20,400 pax.

Flat 4 Rear Ground Floor:
Let on an Airbnb basis at a gross rent of £26,000 per annum.

Flat 5 Rear First and Second Floor Maisionette: Vacant.

Total Income £129,400 per annum.

ERV once the vacant flat has been let £165,400 per annum.









Viewing & Further Information



Paul Stone
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Purchase

Our clients will sell the entire building comprising ground floor shop and five self contained flats, alternatively will sell the ground and three studio flats on their own and the rear new build flats separately.

Freehold - Title Number NGL376640

Price Upon Application

Identification

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

Viewing

Strictly by appointment through owner's SOLE agents as above.

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