



PRIME RETAIL/RESIDENTIAL INVESTMENT

33 Camden High Street

London, NW1 7JE

Prime Mixed Use Retail/Residential Investment

Potential To Add Additional Floor

Shop With 1x1 Bed Maisonette

Freehold For Sale

1,506 sq ft
(139.91 sq m)

- Retail / Residential Investment
- Prominent Position
- Total Rental Income: £55,200.00 per annum
- Shop Let on a long Lease
- Potential to add an additional floor subject to Planning
- Potential To Convert The Maisonette Into 2 Self Contained Flats

Summary

Available Size	1,506 sq ft
Price	£990,000
Estate Charge	N/A
EPC Rating	D

Location

The property is situated in a prominent position on the South West side of Camden High Street, close to its junctions with Plender Street & Eversholt Street. The occupiers in the immediate vicinity include, Sainsbury’s Local, Pret A Manger, Wenzels and the famous venue Koko. Transport facilities are excellent with Camden Town and Mornington Crescent Stations (London Underground Northern Line) both being within a few minutes’ walk.

Description

The property comprises a ground floor shop & basement storage with a prominent window frontage currently trading as a Hair & Beauty Salon, together with a self contained 1 bed maisonette arranged on first & second floors. The maisonette has potential to be split into 2 self contained flats with the added potential of building an additional floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	479	44.50	Available
Basement - Retail Shop	350	32.52	Available
1st - Floor Maisonette	352	32.70	Available
2nd - Floor Maisonette	325	30.19	Available
Total	1,506	139.91	

Tenancies

Ground Floor Shop & Basement- Let on a proportional Full Repairing & Insuring Lease for a term of 10 years from 27th March 2023 subject to a rent review at the end of the fifth year at a rent of £30,000.00 pax

1st & 2nd Floor Maisonette - Let on an AST agreement for a term of 3 years from 29th July 2025 subject to an annual increase by a proportion equivalent to the retail price index to a minimum of 3% & maximum of 5%, at a rent of £25,200.00 per annum. The landlord or tenant has the right to terminate the tenancy on the 30th day of July 2026, or a later date by giving a minimum of two calendar months prior written notice.

Total Current Income - £55,200.00 pax

Freehold Price

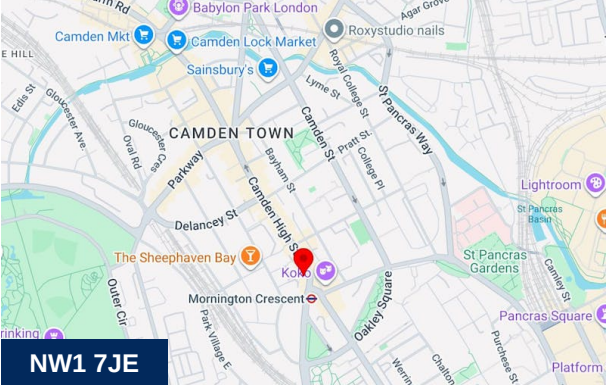
£990,000.00 with the benefit of the tenancies & income.

IDENTIFICATION:

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

Viewings

Strictly by appointment through SOLE agents, Christo & Co



Viewing & Further Information



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