

## 31 Kentish Town Road

London, NW1 8NL

### Investment/Owner occupier

### Prominent Ground and Lower Ground Floor Offices

### Investment for Sale

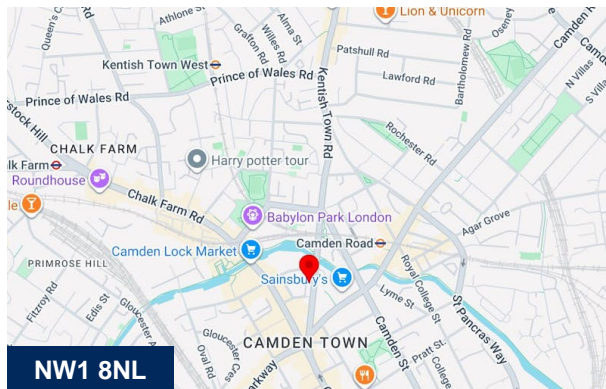
**4,555 sq ft**

(423.17 sq m)

- Excellent decorative condition
- Fitted out to a high specification
- Air conditioning
- Prominent window frontage
- External electric security shutters
- Rear outside patio
- Cat 5 cabling
- WC and shower facilities
- Excellent natural light
- Fitted kitchen
- Fully carpeted
- Glazed partitioned private offices
- The premises are currently let producing an income of £175,000 pax + VAT

## Summary

<b>Available Size</b>	4,555 sq ft
<b>Price</b>	Offers in excess of £2,000,000
<b>Rates Payable</b>	£88,800 per annum
<b>Service Charge</b>	£4,742.56 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (117)



## Location

The premises are located in the heart of Camden on the West side of Kentish Town Road close to the Junctions of Hawley Crescent, Buck Street and Camden High Street. The immediate locality has long been recognised as an area for business with many well known restaurants, bars and the famous Camden Market and Stables. Transport facilities are excellent with Camden Town and Kentish Town Underground Stations (Northern Line) being within a few minutes' walk. Numerous bus routes also serve the area.

## Description

Comprises fully fitted offices on Ground and Lower Ground floors having a prominent window frontage to Kentish Town Road, providing excellent natural light to both floors. The building was fully fitted out to a very high standard of finish by my clients in 2015, providing boardroom, glazed partitioned offices and open plan areas. The premises are fully glazed at the rear of the lower ground floor of the building, which provides access to the building's rear patio area. The premises also benefit from parking 2 cars immediately in front of the building.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,895	176.05	Available
Lower Ground	2,660	247.12	Available
<b>Total</b>	<b>4,555</b>	<b>423.17</b>	



## Tenancy

The entire premises is currently occupied by Hentons Limited (Accountants) on a lease for a term of 2 years from 1st of January 2026, expiring 31st December 2027 outside the security of the Landlord and Tenant Act 1954 (Lease still to be signed). The Landlord or Tenant has the right to terminate the lease by either party giving the other at least 3 months' prior written notice, such notice expiring on or after the 31st December 2026. Rental income £175,000 pax + VAT



## Tenure

The premises are held on a 999 year lease from May 2014 at a peppercorn rent. (Land Registry Title Number: NGL944397)

## Price

Offers in excess of £2,000,000 + VAT

## Identification

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

## Viewings

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

## Viewing & Further Information



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