



SHOP/RESIDENTIAL INVESTMENT

128 Kentish Town Road

London, NW1 9QB

Prime Shop and Residential Investment

Freehold for Sale

1,965 sq ft
(182.55 sq m)

- Prime Mixed Use Building
- HMO On First Second & Third Floors Providing 6 Rooms
- Fully Let
- Gross Rental Income £111,700 pax
- Shop Trading As Pizza Takeaway
- Rear Ground and Lower Ground Floor One Bedroom Flat with it's own Garden - Let on Air BNB Basis

Summary

Available Size	1,965 sq ft
Price	£1,575,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
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 Bartholomew Villas, Prince of Wales Road and Royal College Street and within this vibrant shopping area close to multiple well known and local traders, 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 shop, currently trading as a take away together with a self contained residential upper part, split up to provide rear ground floor and basement one bedroom flat with direct access onto it's own garden. The first, second and third floors are an HMO split up into six rooms with the second floor rooms having their own Ensuite showers. A further shower is situated on the first floor, together with the shared fully fitted kitchen.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop and Mezzanine	465	43.20	Occupied
Lower Ground - Residential	335	31.12	Occupied
Ground - Garden Area	130	12.08	Occupied
1st - Residential	345	32.05	Occupied
2nd - Residential	345	32.05	Occupied
3rd - Residential	345	32.05	Occupied
Total	1,965	182.55	

Tenancies

The Ground Floor Shop and Mezzanine is let to Maham Liquat on a proportional Full Repairing and Insuring Lease for a Term of 15 Years from 29th August 2018 subject to 5 yearly rent reviews. (2023 Rent Review still outstanding) at a rent of £18,000 pax.

First, Second and Third Floors HMO are let to six separate tenants on APT Agreements at a rent of £65,700 per annum. (The landlord is responsible for paying the Council Tax and Utilities.

Rear, Ground and Lower Ground Floor Flat let on an Air BNB basis at a rent of £28,000 per annum.

Total Gross Rental Income £111,700 pax

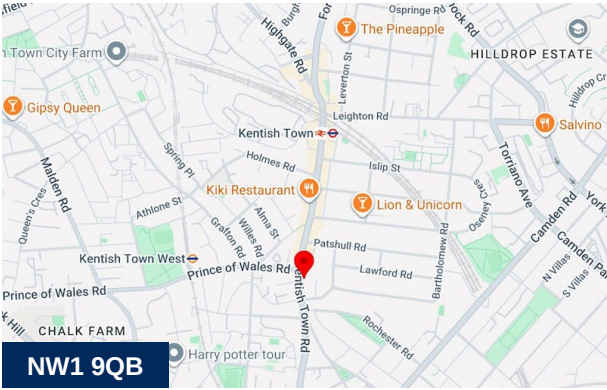
Total Net Rental Income £105,700 pax

Identification

In accordance with anti money laundering regulations two forms of identification will be required from the successful purchasers.

Viewings

Strictly by appointment through Sole Agents above



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

