

RETAIL & RESIDENTIAL INVESTMENT

86 Camden High Street

London, NW1 0LT

Prime Freehold Shop & Residential Investment

For Sale

2,174 sq ft
(201.97 sq m)

- Freehold Shop & Residential Investment
- Prime Position
- Ground Floor & Basement Let As A Souvenir Shop
- 2,174 Sqft
- Rental Income £75,354.66 pax
- Walking Distance Of Both Camden Town & Mornington Crescent Underground Stations

Summary

Available Size	2,174 sq ft
Price	£1,280,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Location

The Building is located in a prime position on the east side of Camden High Street, close to the junction of Pratt Street and Plender Street. Adjoining retailers include: Argos, B&Q, Savers as well as many other multiple and local retailers, restaurants and bars. Transport facilities are excellent with both Camden Town and Mornington Crescent Underground Stations (Northern Line). Numerous bus routes also serve the area.

Description

Comprises the entire building arranged as Ground floor shop and basement which has recently undergone refurbishment, together with self contained residential upper parts split up to provide a first floor 1 bedroom flat & a self contained maisonette on the second and third floors split up to provide 2 beds, 2 bathrooms, lounge and kitchen. The flat is in good decorative condition.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement - Retail	360	33.45	Available
Ground - Retail	615	57.14	Available
1st - 1 Bedroom Flat	355	32.98	Available
2nd - Maisonette	844	78.41	Available
Total	2,174	201.98	

Tenancies

The Ground & basement is Let to Urban Gifts & Co Ltd on a proportional Full Repairing & Insuring Lease for a term of 5 years from the 1st April 2026 without rent review. The Lease is granted Outside the security of the Landlord & Tenant act 1954. Rent £42,000 pax.

First Floor 1 Bedroom Flat: Sold off on 125 year Lease from the 21st April 2006 at a Ground Rent of £500 per annum.

Second & Third Floor Maisonette: Let to Marc John Lincoln Minnaar & Hannah Gabrielle Moodie on an AST for a term of 3 years from 5th February 2025 to 4th February 2028 at a rent of £32,854.56. The Rent is increased by RPI each 12 month anniversary minimum 3% Maximum 7% determined by the agent acting as an expert.

Total Rental Income: £75,354.56 pax

Freehold Price (LN176620)

£1,280,000

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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