



PRIME FREEHOLD INVESTMENT

Camden Lock

232 Camden High Street, London, NW1 8QS

Prime Commercial Building In Camden Lock

Within The Same Family Ownership For Over 70 Years

Freehold Investment For Sale

2,792 sq ft
(259.39 sq m)

- The Best Retail Location In Camden
- Potential To Convert The Upper Floors
- Rental Income: £147,496.00 Per Annum Inclusive Of Business Rates & Utilities
- First And Second Floors Vacant ERV £40,000 Per Annum Inclusive
- 2,792 Sqft (259.3 Sqm)
- Let On Licence Agreements
- Vacant Possession Can Be Obtained By Giving The Tenants 1 Months Prior Written Notice
- Within The Same Family Ownership For Over 70 Years
- Highly Reversionary

Summary

Available Size	2,792 sq ft
Price	£3,250,000
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market which generates a high footfall. The property is located in the prime part of Camden High Street within a parade of multiple local retailers & restaurants. The immediate area has also undergone a substantial regeneration. Transport facilities are excellent as the shop is 2 minutes' walk from Camden Town Underground Station (Northern Line). Camden Road Station (London Overground) is also within walking distance and numerous buses serve the area.

Description

Comprises the entire building arranged on as basement & ground floor prime shop, together with first and second floors, ancillary office/retail which is accessed through the ground floor shop. The ground and lower ground are let to two separate tenants on separate License agreements. The first and second floors are vacant.

Accommodation

The accommodation :

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,350	125.42	Available
Basement	700	65.03	Available
1st - First Floor	371	34.47	Available
2nd - Second Floor	371	34.47	Available
Total	2,792	259.39	

Tenancies

Basement: Let to Blue Grace Ltd on a month to month ongoing license agreement with a rental income of £39,000 per annum inclusive of Business Rates & Utilities. The License is granted outside the security of the Landlord & Tenant act 1954. Landlord has the right at any time to serve notice on the tenant to vacate by giving 1 months prior written notice.

Ground Floor: Let to Fredbel Investments Ltd on a month to month ongoing license agreement with a rental income of £108,496 per annum inclusive of Business Rates & Utilities. The License is granted outside the security of the Landlord & Tenant act 1954. Landlord has the right at any time to serve notice on the tenant to vacate by giving 1 months prior written notice.

First & Second Floors: Vacant ERV £40,200 Per Anum

Total actual & estimated Income: £187,496 Per Annum Inclusive

Freehold Price

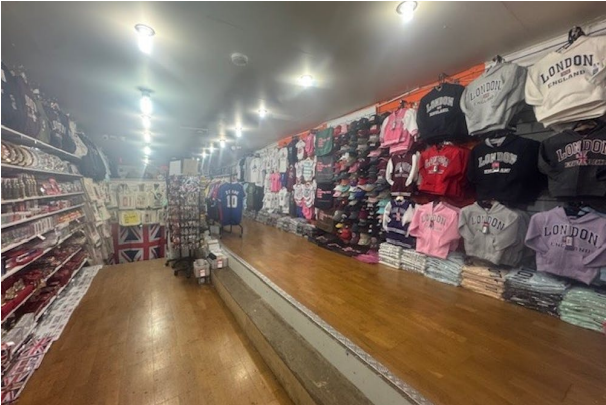
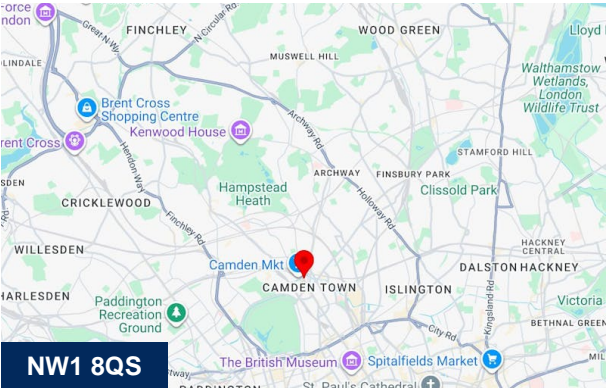
£3,250,000 with the benefit of the income.

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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