



Large Freehold Shop and Residential Upper Parts For Sale - London NW5

Significant development potential

GILMARTIN LEY

62-66 Queens Crescent,

LONDON, NW5 4EE



Area

Gross Internal Area: 503 sq.m. (5,411 sq.ft.)

Price

Guide price £2,500,000 subject to contract



Property Description

The property comprises the freehold interest of three intercommunicating retail shops and residential upper parts.

The property has significant development potential and is to be sold with vacant possession of the entire ground floor and the residential upper parts above 62-64 Queen's Crescent.

The residential upper parts relating to 66 Queen's Crescent have been sold off on a 99 year lease from March 1978. A copy of the lease relating to 66 Queen's Crescent is available to download from our website.

The property is situated at the heart of one of London's oldest street markets, which has 77 pitches and is open all day on Thursdays and Saturdays.

Queen's Crescent is a vibrant and diverse retailing pitch with a rich history, attracting a wealth of trade from local and surrounding areas.

- > Freehold for sale with vacant possession of the ground floor & the residential upper parts above 62-64 Queen's Crescent
- > Site area 405.2 sq.m (4,365 sq.ft)
- > Significant development potential
- > Residential upper parts above 66 Queens Crescent sold off on a long lease with approximately 59 years unexpired
- > Located in the heart of NW5 in one of London's oldest and established markets
- > 0.3 miles north of Chalk Farm London Underground Station (Northern Line)
- > 0.3 miles north-west of Kentish Town West Station (London Overground Line)
- > Viewings strictly by prior appointment only

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor shop 62-66 Queen's Crescent	314	3,379	Vacant Possession
Residential above 62-64 Queen's Crescent	188.74	2,031	Vacant Possession
Residential above 66 Queen's Crescent			Sold off on 99 year Long Lease with 59 years unexpired

<https://www.gilmartinley.co.uk/properties/for-sale/development/kentish-town/london/nw5/23654>

Our ref: 23654

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Property Location

The property is located in the centre of Queen's Crescent Market on the southern side of the road, just east of its intersection with Malden Road.

Communications to the property are excellent: Kentish Town Station is located 0.5 miles to the east of the property, with a journey time to London St Pancras International Rail Station of only 3 minutes.:

Chalk Farm London Underground Line (Northern Line) and Kentish Town West (London Overground Line) are each a 0.3 miles away to the south and south east of the property, respectively.

Malden Road (B517) is a main bus route with services operating in close proximity to the subject property.

2017 Rateable Value £47750.00

Estimated Rates Payable £20675 per annum

Service Charge p.a. n/a

Terms The freehold interest is to be sold with vacant possession save for the two bedroom maisonette above number 66 Queen's Crescent, which is let on a 99 year long lease from March 1978.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Camden

Viewings: Strictly by prior appointment only through sole agents Gilmartin Ley 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/23654>
Offer requirements
Long Leasehold Title Register relating to first and second floors 66 Queen's Crescent
Long Leasehold Title Plan relating to first and second floors 66 Queen's Crescent
99 year lease dated 08.09.1978 relating to first and second floors 66 Queen's Crescent
First and Second Floors Residential Plans - 62-64 Queen's Crescent
Freehold Title Plan relating to 64 Queen's Crescent
Freehold Title Plan relating to 62 Queen's Crescent
Freehold Title Plan relating to 66 Queen's Crescent
Freehold Title Register relating to 64 Queen's Crescent
Freehold Title Register relating to 62 Queen's Crescent
Freehold Title Register relating to 66 Queen's Crescent
Ground Floor Retail Plan - 62-66 Queen's Crescent
Energy Performance Certificate

Last Updated: 31 Aug 2018

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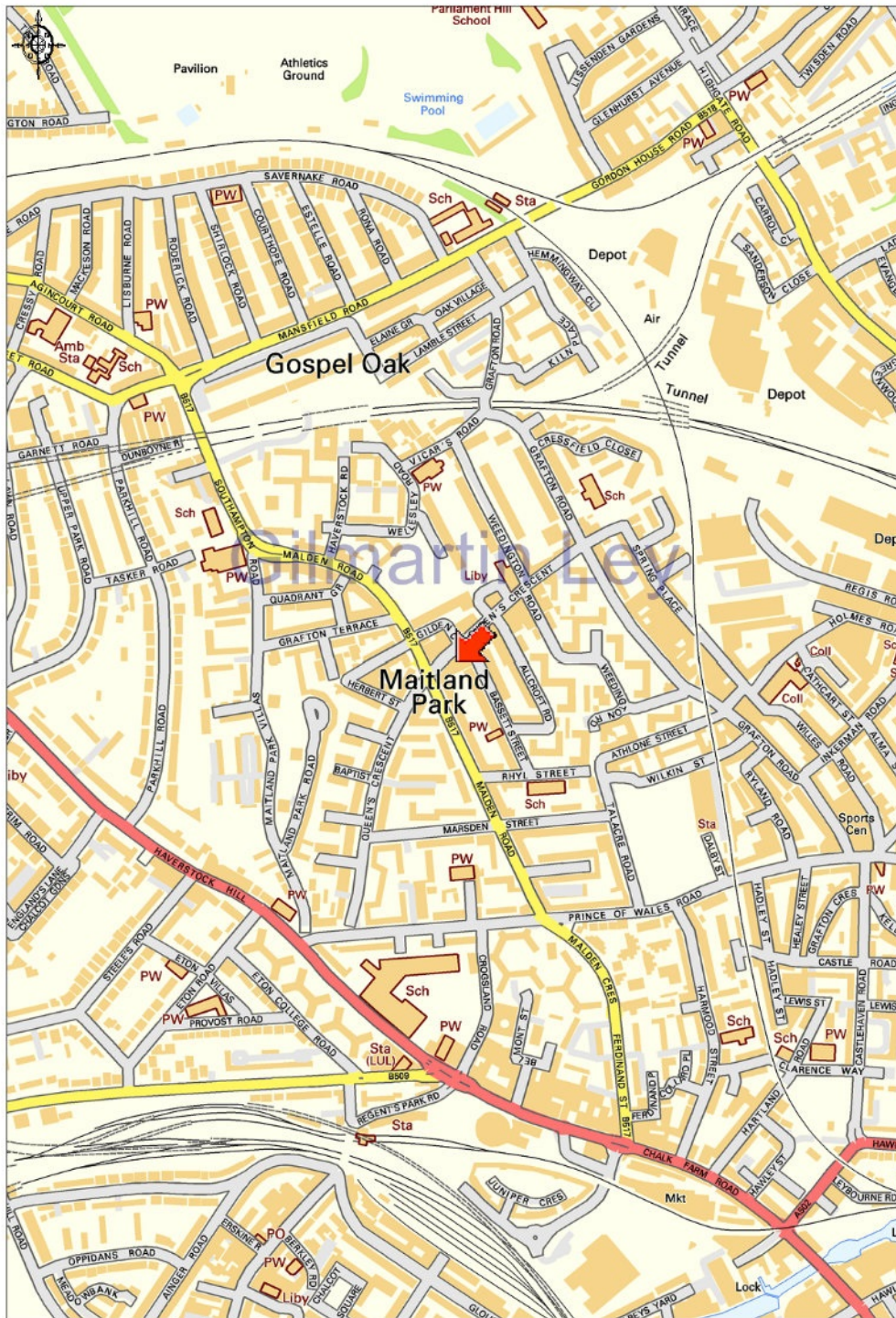


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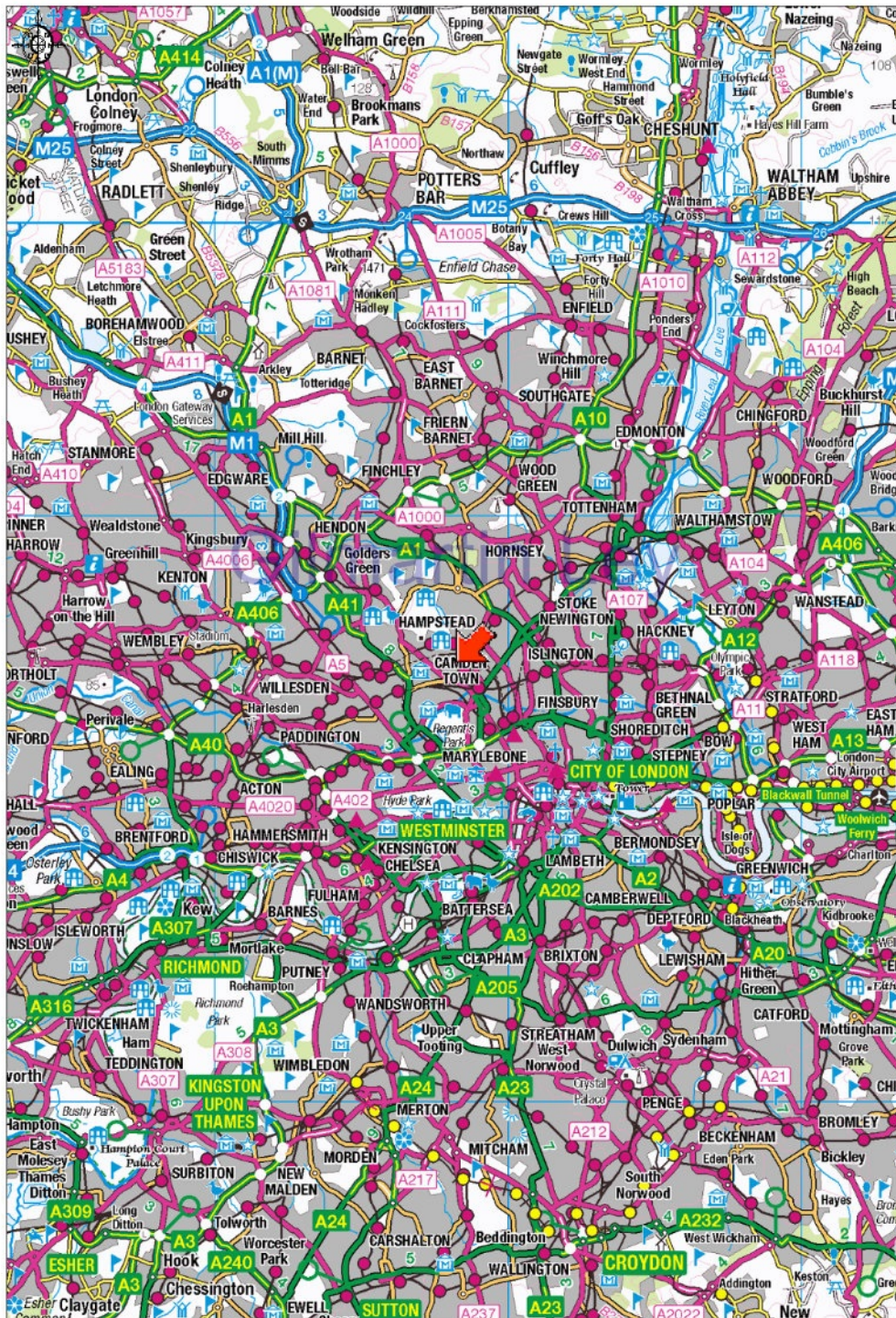


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