



Freehold Investment For Sale - Kentish Town NW5

Let to Oxfam with an unexpired term of 6 years - no breaks

GILMARTIN LEY

166 Kentish Town Road,

LONDON, NW5 2AG



Price

Guide Price £475,000 subject to contract



Property Description

The subject property comprises a four storey mixed use mid terrace building, comprising a ground floor commercial unit and two self contained residential flats on first, second and third floors.

The ground floor commercial unit comprises a lock up shop unit, arranged as a retail unit with ancillary storage and office to the rear. There is a rear covered yard with an external W/C and pedestrian gate to the rear service road.

The residential upper parts have been sold off on 125 year long leases.

Copies of the various leases are available to download from our website.

Key considerations:

- > Fully let Freehold investment with 6 years unexpired lease to Oxfam
- > 850m to Camden Town London Underground Station
- > Passing rent: £27,800 per annum
- > Vibrant Kentish Town location
- > Excellent transport communications
- > 400m to Kentish Town Thameslink and London Underground Station
- > 350m to Kentish Town West London Overground Station

<https://www.gilmartinley.co.uk/properties/for-sale/investment/kentish-town/london/nw5/29982>

Our ref: 29982

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



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Accommodation

Gross Internal Area: 67 sq.m. (720 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground floor	27,350	Let to Oxfam on a 10 year fully repairing and insuring lease from 29 September 2018 with no breaks.	66.98	720	Ground floor shop (Class E)
Ground floor external covered yard	0	As above	14.68	158	Covered yard included within the demise of the lease to Oxfam
First floor flat	200	Let on a 125 year lease from 11 October 2013			Residential flat accessed from the rear of the property - Not measured/inspected.
Second and third floor flat	250	Let on a 125 year lease from 20 January 2006			Residential flat accessed from the rear of the property - Not measured/inspected.
Total	27,800				

Property Location

The property is located in the heart of Kentish Town on the east side of Kentish Town Road directly opposite Tesco Express. Kentish Town Road is a busy high street directly linking Kentish Town with Camden High Street.

The area provides an abundance of leisure, shopping & entertainment facilities, in addition to the numerous bars, restaurants & well renowned music venues. The property is situated in a thriving part of a busy thoroughfare with an array of occupiers, which include Gail's Bakery, Nando's, Lidl, Boots Pharmacy and Superdrug in close proximity.

The location has superb travel and communication links. Kentish Town (Thameslink, London Underground - Northern Line) and Kentish Town West (London Overground) are both within 400m to the north and west of the property respectively. Camden Town (London Underground - Northern Line) is 850m to the south.

There are numerous bus services running in the immediate vicinity, which connect directly to both the West End and City.

2017 Rateable Value £24500.00

Estimated Rates Payable £11760 per annum

Terms Freehold for sale subject to the occupational lease to Oxfam on the ground floor, with a passing rent of £27,350pa and the two 125 year leases in respect of the first floor and second & third floor flats (166A and 166B) with a combined passing ground rent of £450pa.

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

Local Authority: London Borough of Camden

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/29982>

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Offer Requirements Document
Floor Plan - ground floor
Lease - ground floor shop
Lease - second and third floor flat
Lease - first floor flat
Deed of Variation - ground floor shop

Last Updated:

10 Feb 2023

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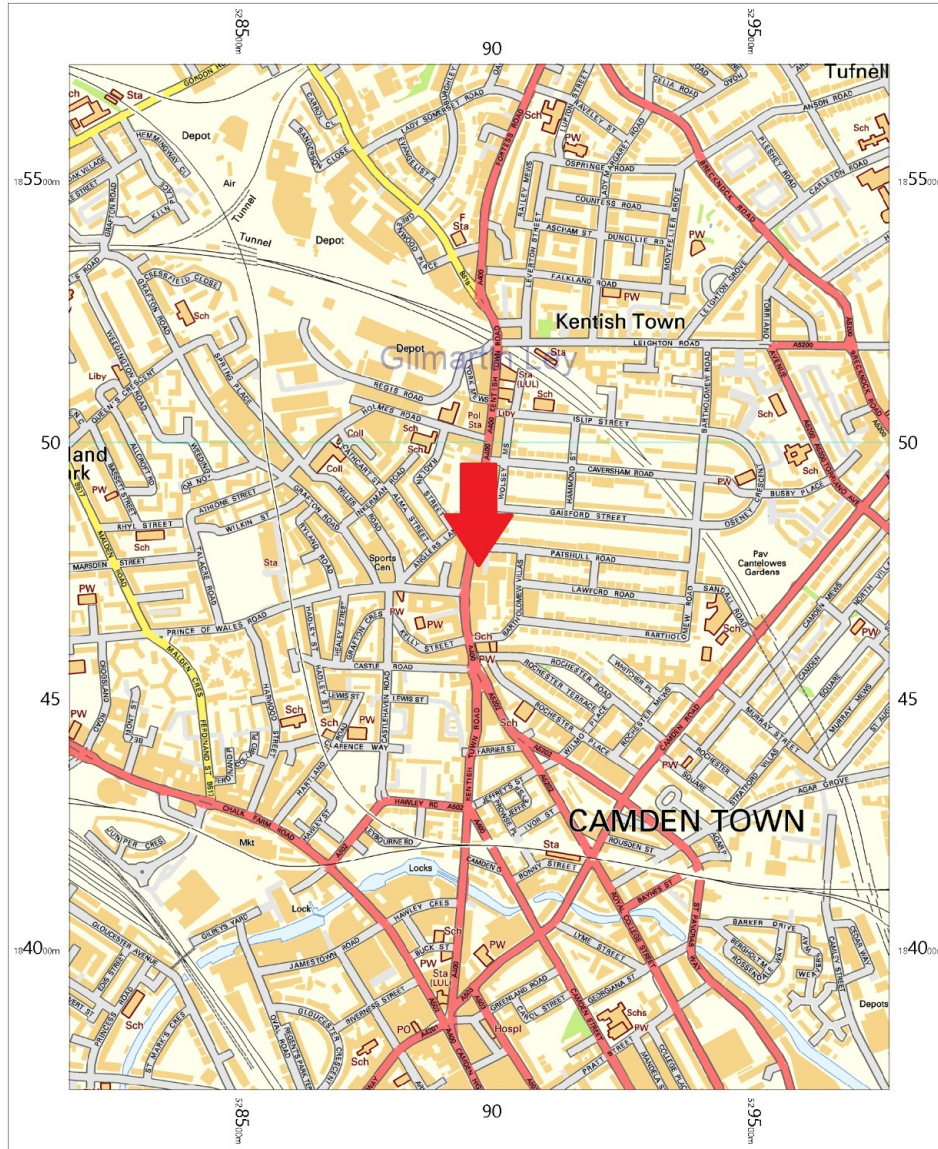


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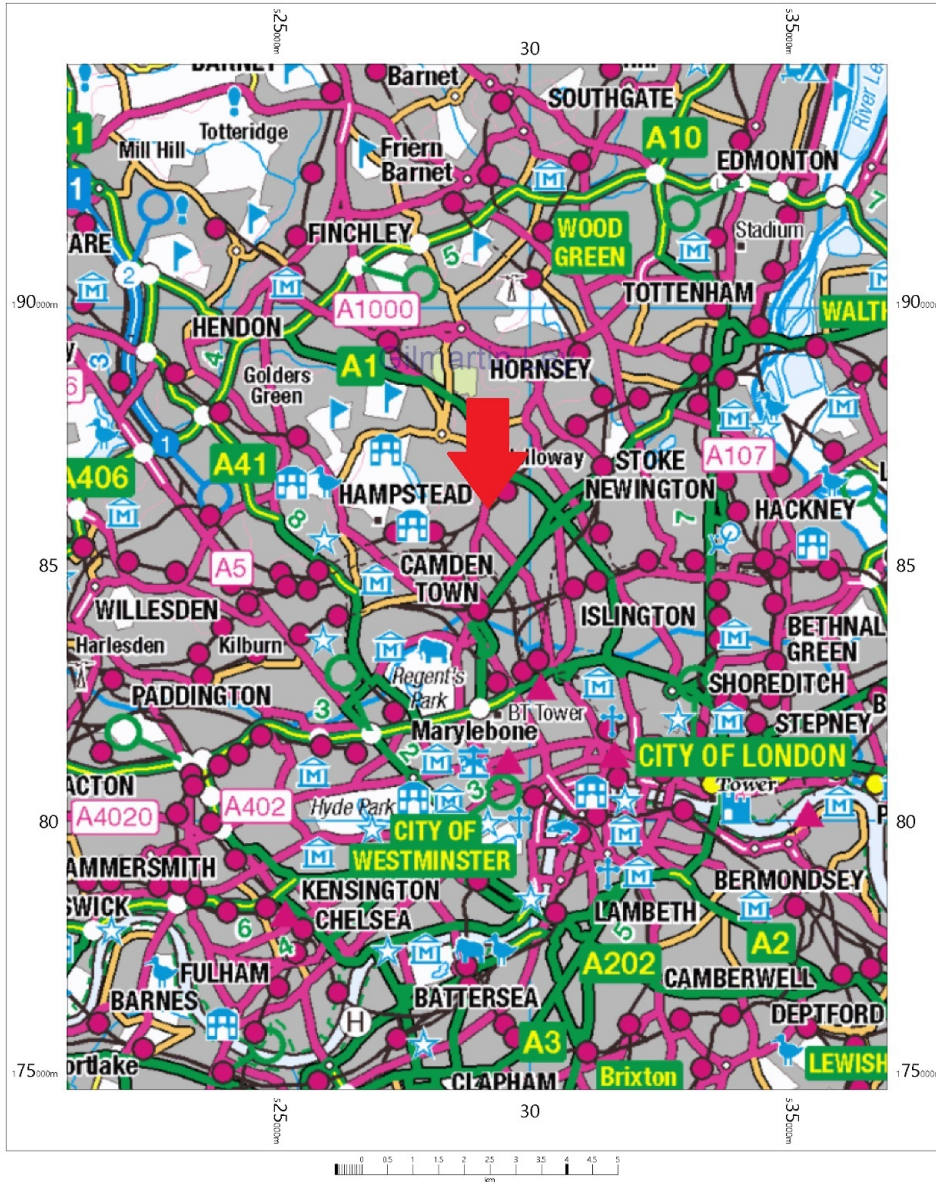


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