

## 5 Camden Road Camden Town, London NW1 9LG

lot 35

### Freehold Retail and Residential Investment

- Let to William Hill Organisation Ltd until 2023
- Located in a highly fashionable north-west London suburb
- Prominent position on the busy Camden Road
- Approximately 100 metres from Camden Town Underground Station
- Six Week Completion

Rent  
**£35,250**  
per annum  
exclusive



### Location

**Miles:** 0.4 miles north-east of Regents Park  
1 mile north of London's West End  
**Roads:** Camden Road (A503), Camden High Street,  
Kentish Town Road  
**Rail:** Camden Town Underground Station (Northern Line),  
London Euston Railway Station,  
London St Pancras Railway Station  
**Air:** London City Airport, London Heathrow Airport

### Situation

Camden Town is a highly fashionable North London suburb famous for its market and Camden Lock which draws in a large tourist population to the area.

The property is located in a prominent position on the north side of the busy Camden Road which adjoins Camden High Street and is some 100 metres from Camden Town Underground Station. The property lies in an established retail area offering shops, restaurants and bars.

### Description

The property comprises ground floor retail accommodation with self-contained residential accommodation on the first and second floors. The tenant also occupies the adjoining property and has created internal access between the two properties.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	116.97 sq m (1,259 sq ft)	<b>WILLIAM HILL ORGANISATION LTD (1)</b>	15 years from 13/06/2008 until 2023	£35,000	2013 and 2018
First/ Second	Residential		<b>INDIVIDUAL</b>	125 years from 20/12/2007	£250 (2)	Rental increase to £500 in 2032
<b>Totals</b>		<b>116.97 sq m (1,259 sq ft)</b>			<b>£35,250</b>	

(1) For the year ending 01/01/2013, William Hill Organisation Ltd reported a turnover of £15,782,169,000, pre-tax profits of £301,096,000 and a total net worth of -£726,942,000. (Source: www.riskdisk.com 25/04/2013). William Hill is the UK's leading bookmaker and one of the most recognised and trusted brands in the gambling industry, providing gaming and betting services across multiple channels; online, on the high street, on the phone and on the move. They have been listed on the London Stock Exchange (WHM.L) since 2002 and employ over 15,000 with 2,370 licensed betting shops across the UK. (Source: www.williamhillplc.com 25/04/2013).

(2) The lease provides for the rent to double every 25 years.

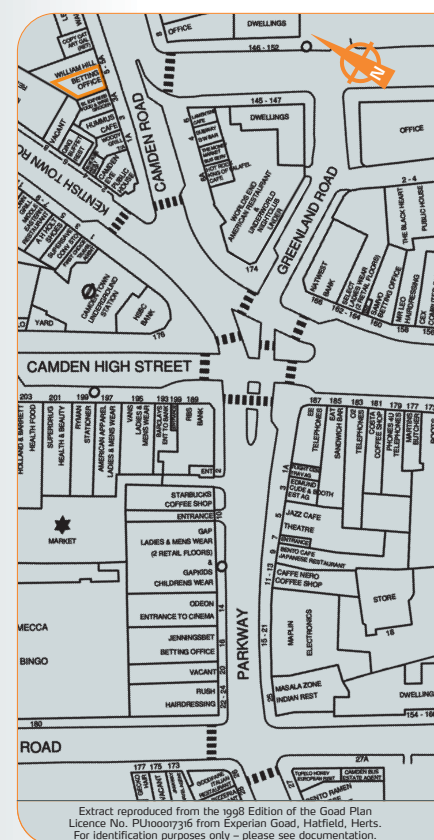
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