

# Lot 23, Unit 1, 1 Hampshire Street, Kentish Town, London, NW5 2TE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



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## Property Information

### Central London Business Unit Opportunity

- Ground Floor Business Unit (B1)
- Suitable for Offices and Light Industrial
- Affluent North London Location
- Potential to sub divide or convert to Residential (Subject to consents)
- Active Management Opportunity
- Approximately 500 metres from Kentish Town Railway Station
- Units 2 and 3 are Being Offered Separately as Lot 28 and Lot 33

#### Lot

23

#### Auction

22nd September 2022

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1 mile north of Camden, 1.3 miles north east of Regent's Park, 2.4 miles north of Londons West End

#### Roads

A1, A400

#### Rail

Kentish Town Underground Station (Northern Line), Kentish Town Overground Station

#### Air

London Heathrow Airport, London Luton Airport, London Gatwick Airport, London City Airport

### Situation

Kentish Town is a highly fashionable and affluent north London suburb approximately 2.4 miles north of London's West End. The property is situated in a predominantly residential area on the south of Hampshire Street close to the junction with Torriano Avenue (A5200). Kentish Town Railway Station (Northern Line and Overground) is located approximately 500 metres to the north west of the property.

### Tenure

Freehold.

### Description

The property comprises a self contained ground floor business unit that forms part of a larger newly developed residential building.

The property may be suitable for residential conversion (subject to planning consents) and to sub divide the unit, Freeholders consent is not to be unreasonably withheld.

### VAT

VAT is applicable to this lot.

### Note

Units 2 and 3 are being offered for sale separately as Lot 28 and Lot 33

### Completion Period

6 week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Business Unit	112.00	(1206)	VACANT POSESSION
Total Approximate Floor Area		112.00	(1206)	

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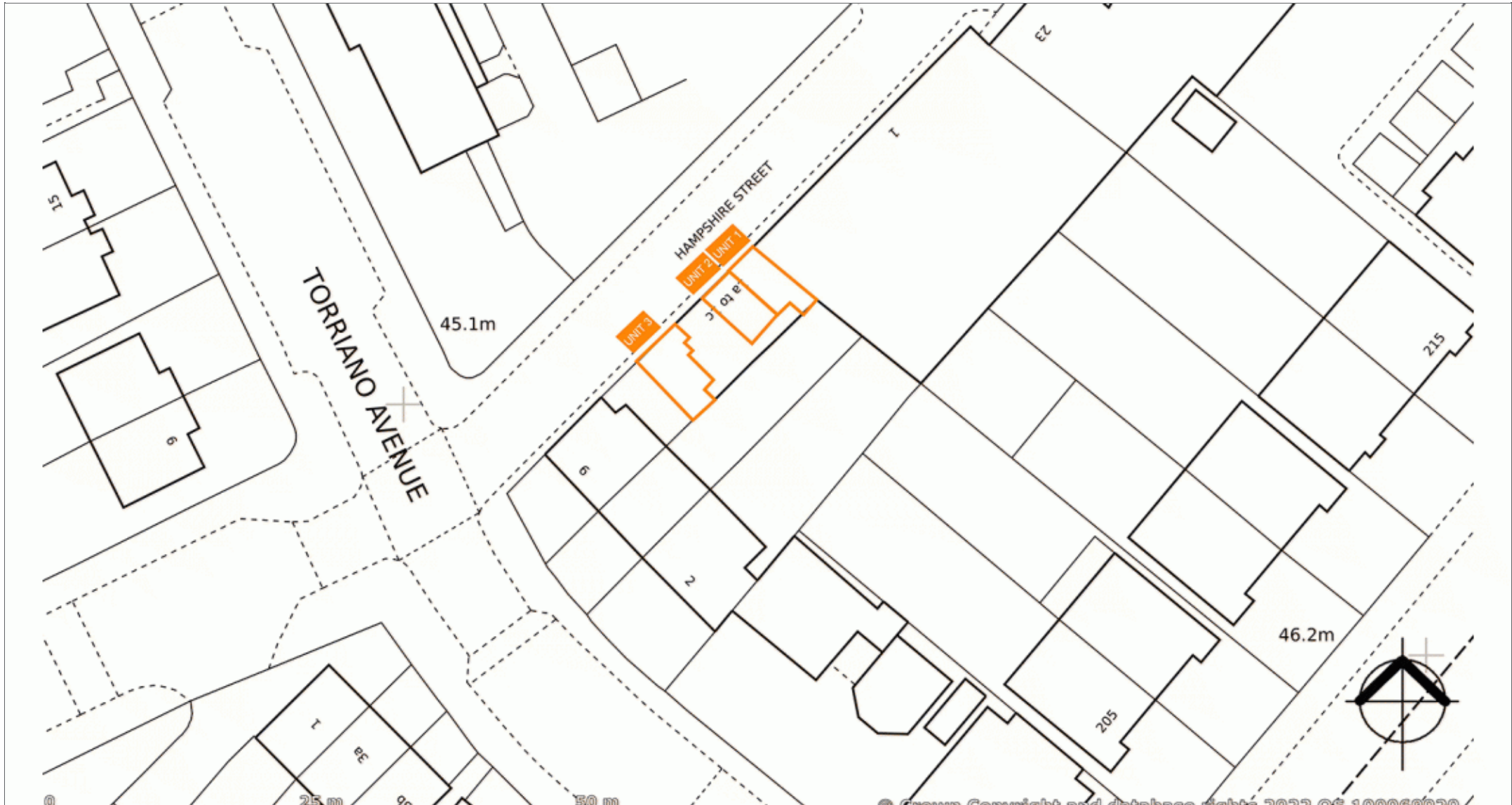
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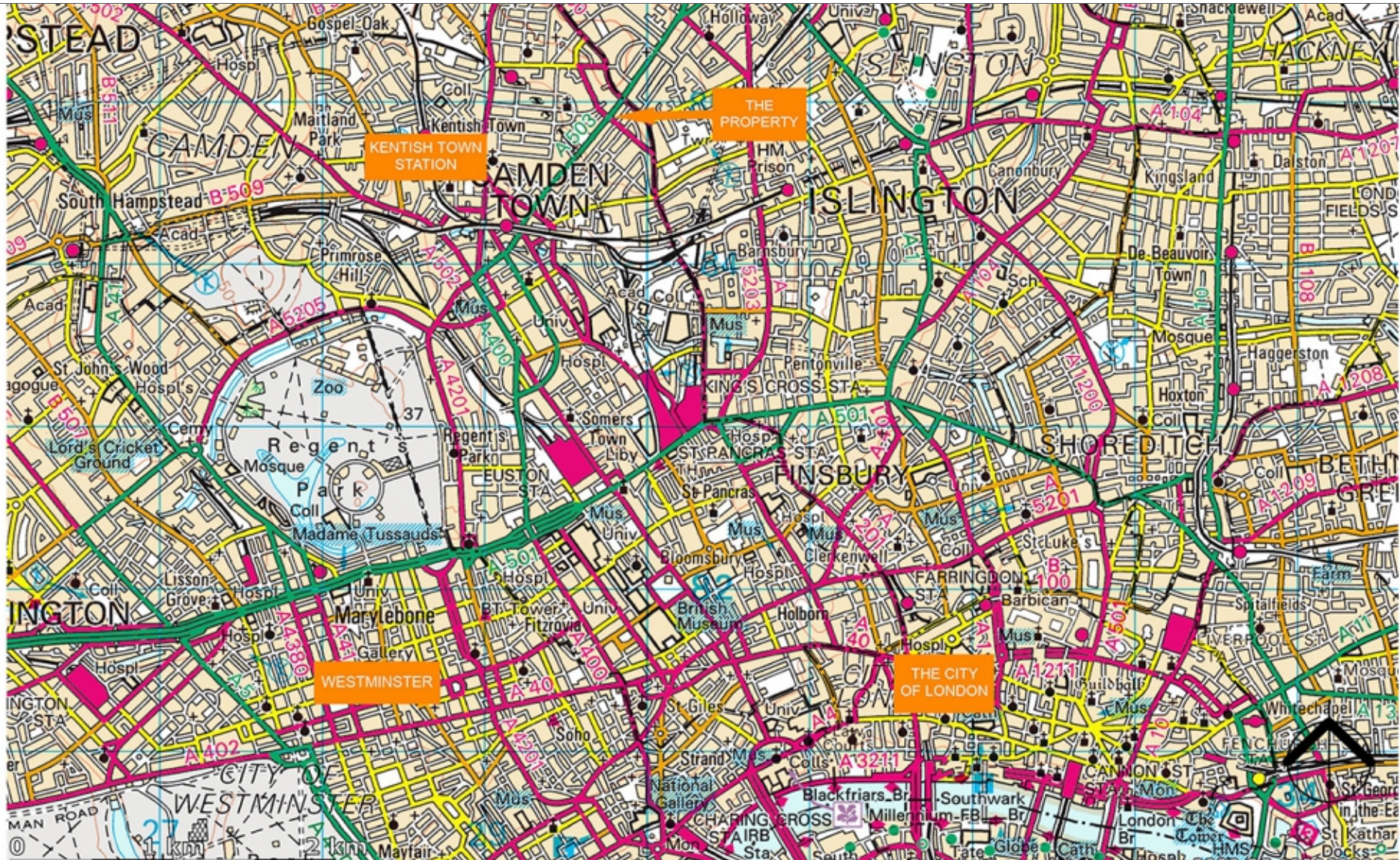
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## Contacts

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September 2020