

Lot 33, Unit 3, 1 Hampshire Street, Kentish Town, London, NW5 2TE

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Retail Investment Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail Investment Opportunity

- Ground Floor Business Units (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 1 and 2 are Being Offered Separately as Lot 23 and Lot 28

Lot

33

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 1 and 2 are being offered for sale separately as Lot 23 and Lot 28.

Completion Period

6 week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Business Unit	129.97	(1,399)	VACANT POSSESSION
Total Approximate Floor Area		129.97	(1,399)	

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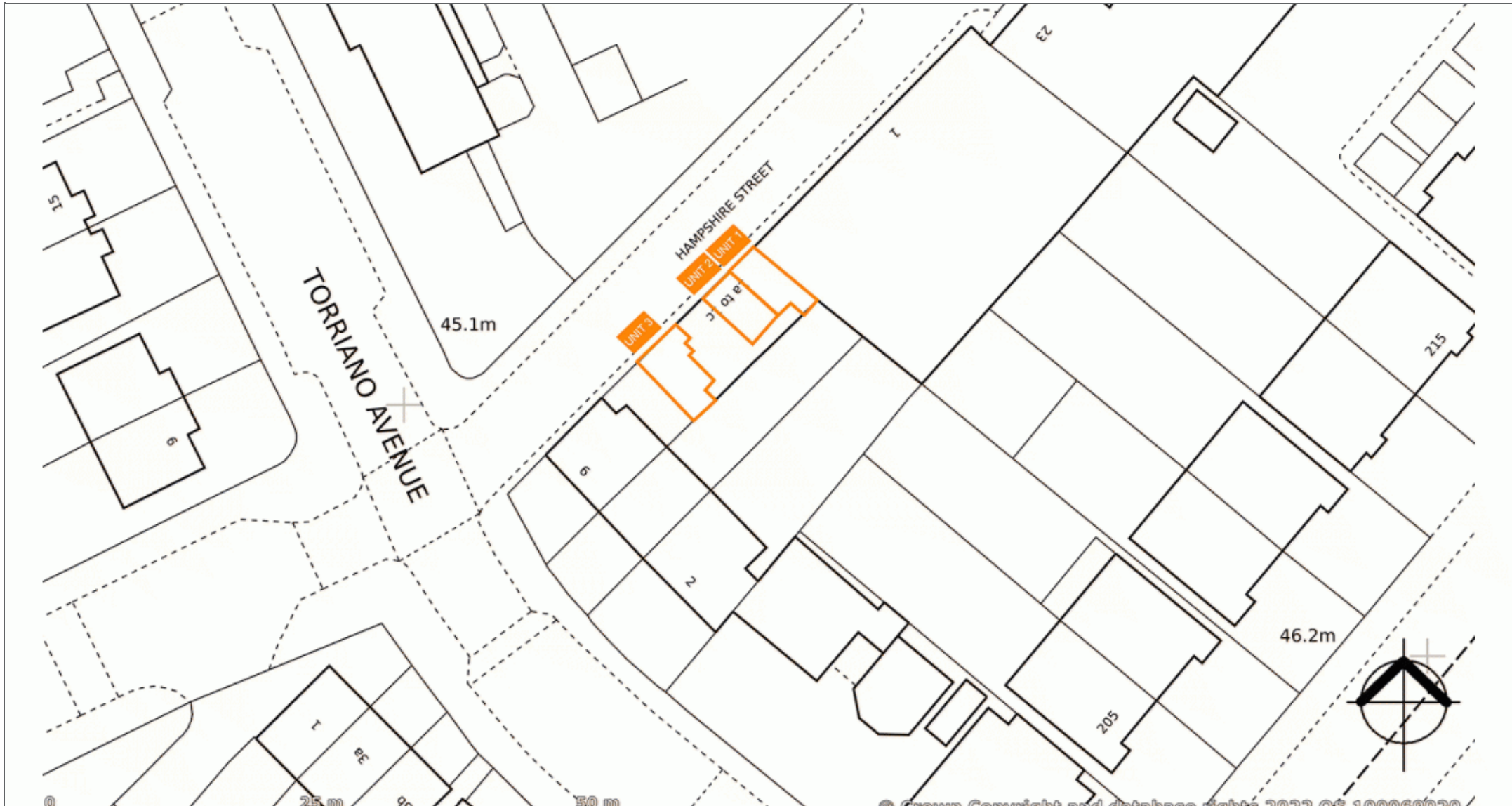
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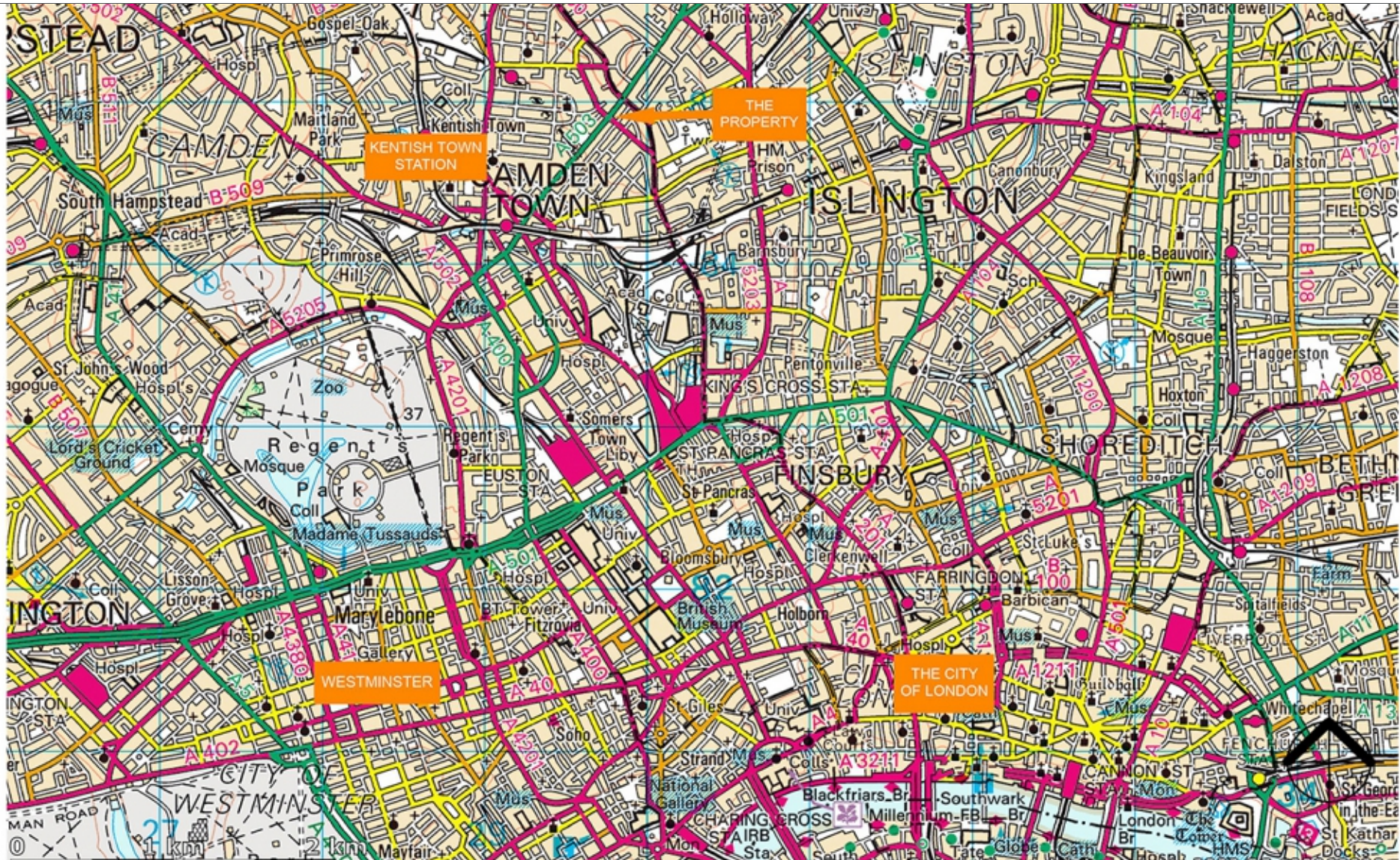
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Contacts

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September 2020