

**Lot 16, The Lord Southampton Public House, 2 Southampton Road, Kentish Town, London,
NW5 4HX**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



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Property Information

North London Freehold Public House and Residential Investment

- Public House in Affluent North London (Zone 2) Location
- Comprises a Public House and Self Contained Residential HMO
- Pub let on a 10 year lease until June 2034 (no breaks)
- Separately access residential HMO let until September 2027
- Total gross internal area of 433.00 sq m (4,660 sq ft)
- Popular and busy residential position
- Kentish Town, Kentish Town West, Chalk Farm and Belsize Park stations all within walking distance

Lot

16

Auction

10th July 2025

Rent

£106,000 per Annum Exclusive

Status

Available

Sector

Public House, Residential

Auction Venue

Live Streamed Auction

Location

Miles

750 metres south of Hampstead Heath, 0.7 miles north of Primrose Hill

Roads

A502

Rail

Kentish Town Railway Station (Northern and Thameslink), Kentish Town West (Overground), Chalk Farm (Northern), Belsize Park (Northern)

Air

London Heathrow Airport, London Luton 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 junction of Southampton Road and Grafton Terrace. The property benefits from excellent connectivity with Kentish Town, Kentish Town West, Chalk Farm and Belsize Park stations all being located within walking distance.

Tenure

Freehold.

Description

The property comprises a public house accommodation on the ground floor with ancillary accommodation in the basement floor and separately accessed residential House in Multiple Occupation (HMO) accommodation the upper two floors.

The upper floor may be suitable for residential redevelopment, subject to consents.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to a contribution to the Seller costs in addition to the purchase price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Public House Ancillary	123.00 140.00	(1,323) (1,506)	SISTER MIDNIGHT LIMITED	10 years from 17/06/2024	£52,000	17/06/2029 (16/06/2034)
First Second	Residential Residential	89.00 81.00	(957) (877)	HOME 51 LINTIED	5 years from 10/09/2022	£54,000	(09/09/2027)
Total Approximate Floor Area		433.00	(4,667)			£106,000	

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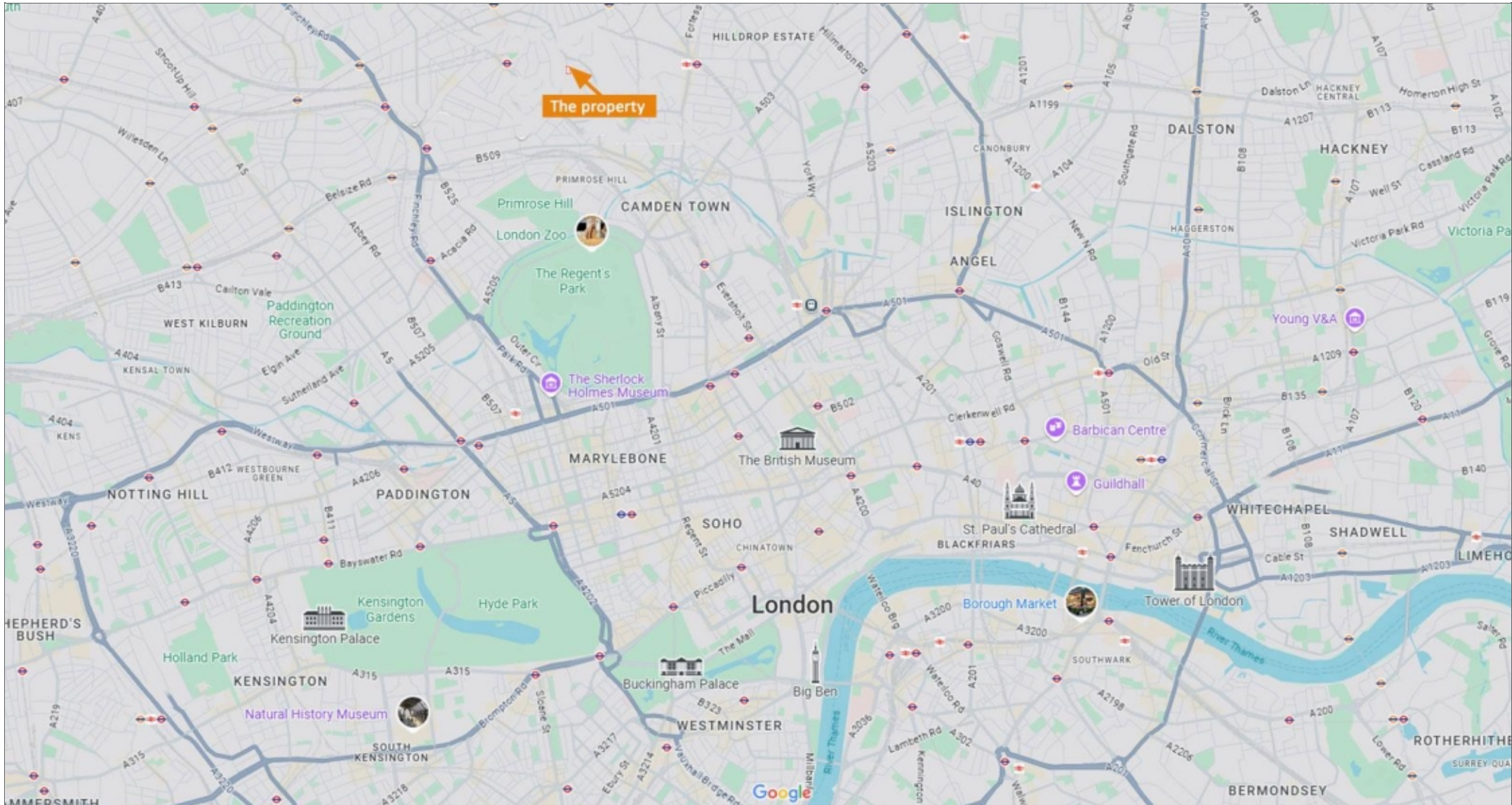
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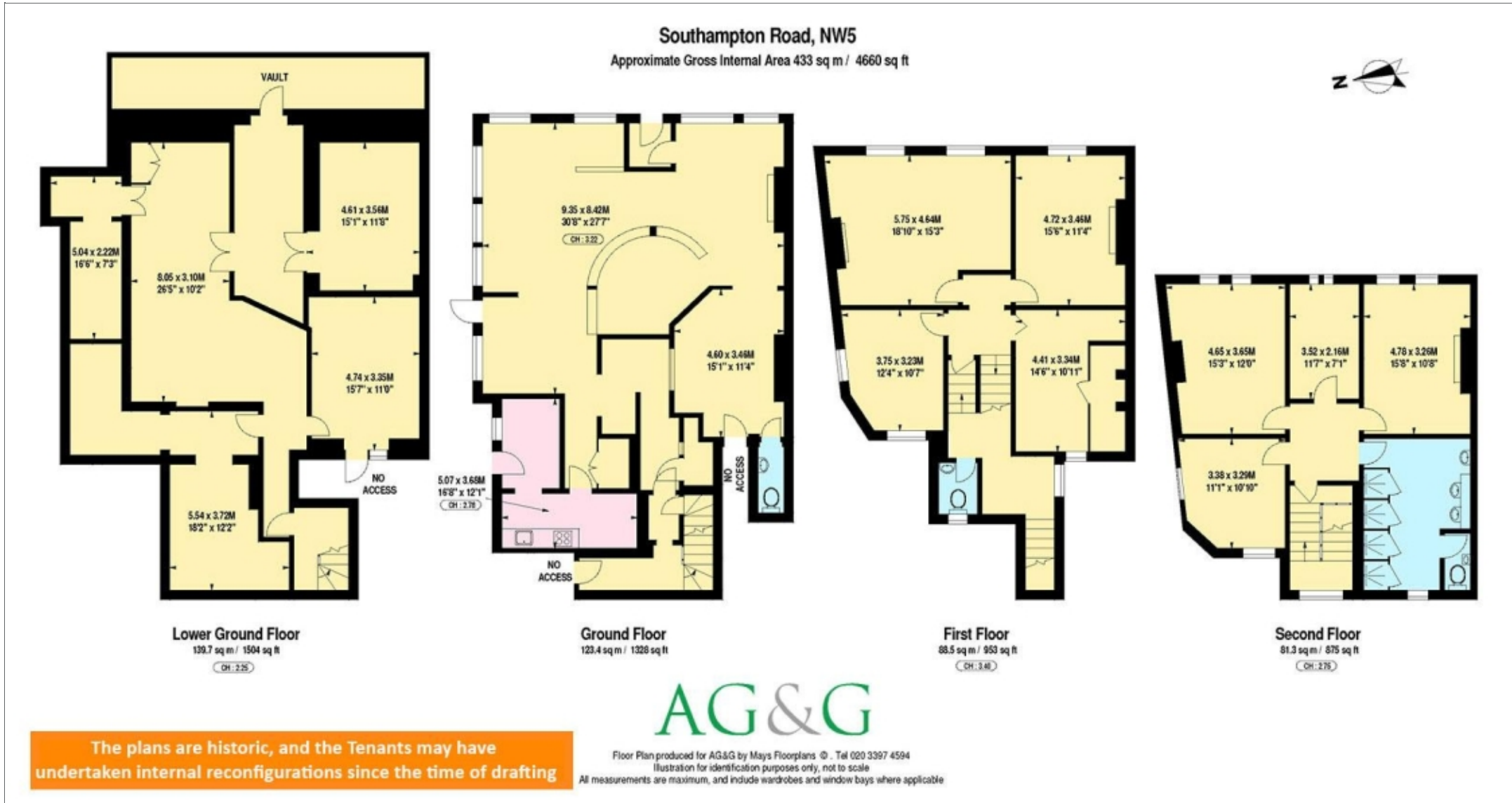
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