## **NW5 4HX**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)





North London Freehold Public House and Residential Investment

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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	Auction
16	10th July 2

#### Rent Status £106,000 per Annum Exclusive Available

### Sector Auction Venue

Public House, Residential

#### 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 redevelopement, 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.

#### DISCLAIME

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Live Streamed Auction

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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 LIMTIED	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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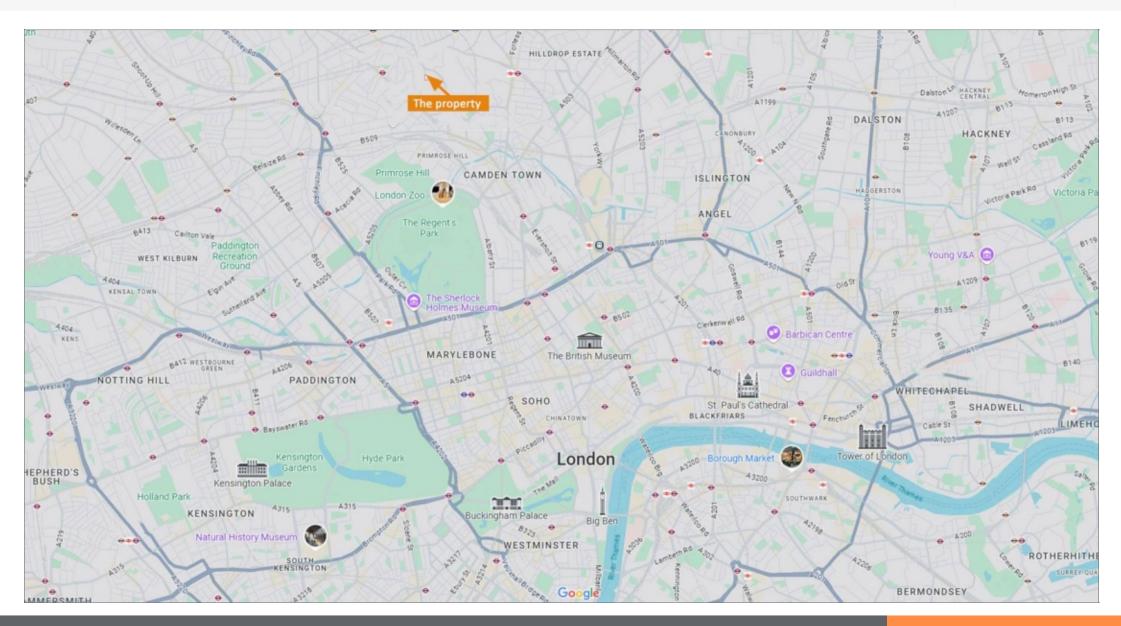
### **NW5 4HX**





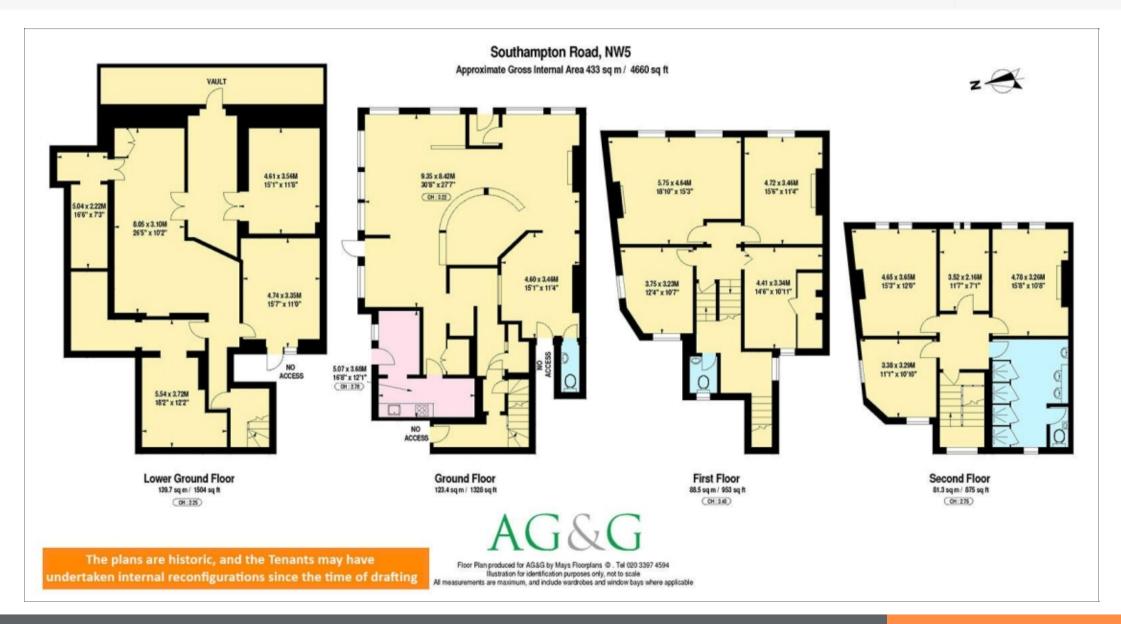
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### **Contacts**

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#### Seller's Solicitors

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#### **Associate Auctioneers**



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