

**Lot 2, 213/215 Kentish Town Road, London,
NW5 2JU**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment in Popular North London Suburb

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Investment in Popular North London Suburb

- Comprises a double fronted retail unit and residential (sold off on a long lease)
- Retail unit let to Octavia Housing t/a Octavia Foundation (no breaks)
- Total approx. commercial floor area 127.50 sq m (1,372 sq ft)
- Fashionable and affluent North London suburb
- Nearby occupiers include PureGym (adjacent), Nando's, Boots Pharmacy, British Heart Foundation, Oxfam, Mind Charity Shop, Tesco Express and Aldi
- VAT free investment

Lot

2

Auction

29th October 2026

Rent

£36,900 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

1 mile north of Camden Town, 2 miles north of Regent's Park, 3 miles north of London's West End

Roads

A1, A400, A503 (Camden Road), A5203 (Kentish Town Road)

Rail

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

Air

London City Airport, London Heathrow Airport

Situation

Kentish Town is a fashionable and affluent north London suburb approximately 3 miles north of London's West End. The property is prominently situated on the west side of the busy Kentish Town Road, close to its junction with Leighton Road and within walking distance of Kentish Town Underground and Thameslink stations. Nearby occupiers include PureGym (adjacent), Nando's, Boots Pharmacy, Tesco Express, Aldi, British Heart Foundation, Oxfam and a range of independent businesses.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a substantial double fronted retail unit arranged on the ground floor and residential accommodation over the first, second, third and fourth floors, which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	127.50 (1)	(1,372) (1)	OCTAVIA HOUSING (t/a Octavia Foundation) (2)	5 years from 11/08/2023	£36,500
First to Fourth	Residential	-	-	4 GRAFTON YARD LTD	125 years from 07/10/1999	£400
Total		127.50	(1,372)			£36,900

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Octavia is a trading name of Abri Group Limited (AGL), a charitable community benefit society registered under the Co-operative and Community Benefit Societies Act 2014 (<https://www.octaviahousing.org.uk/>).

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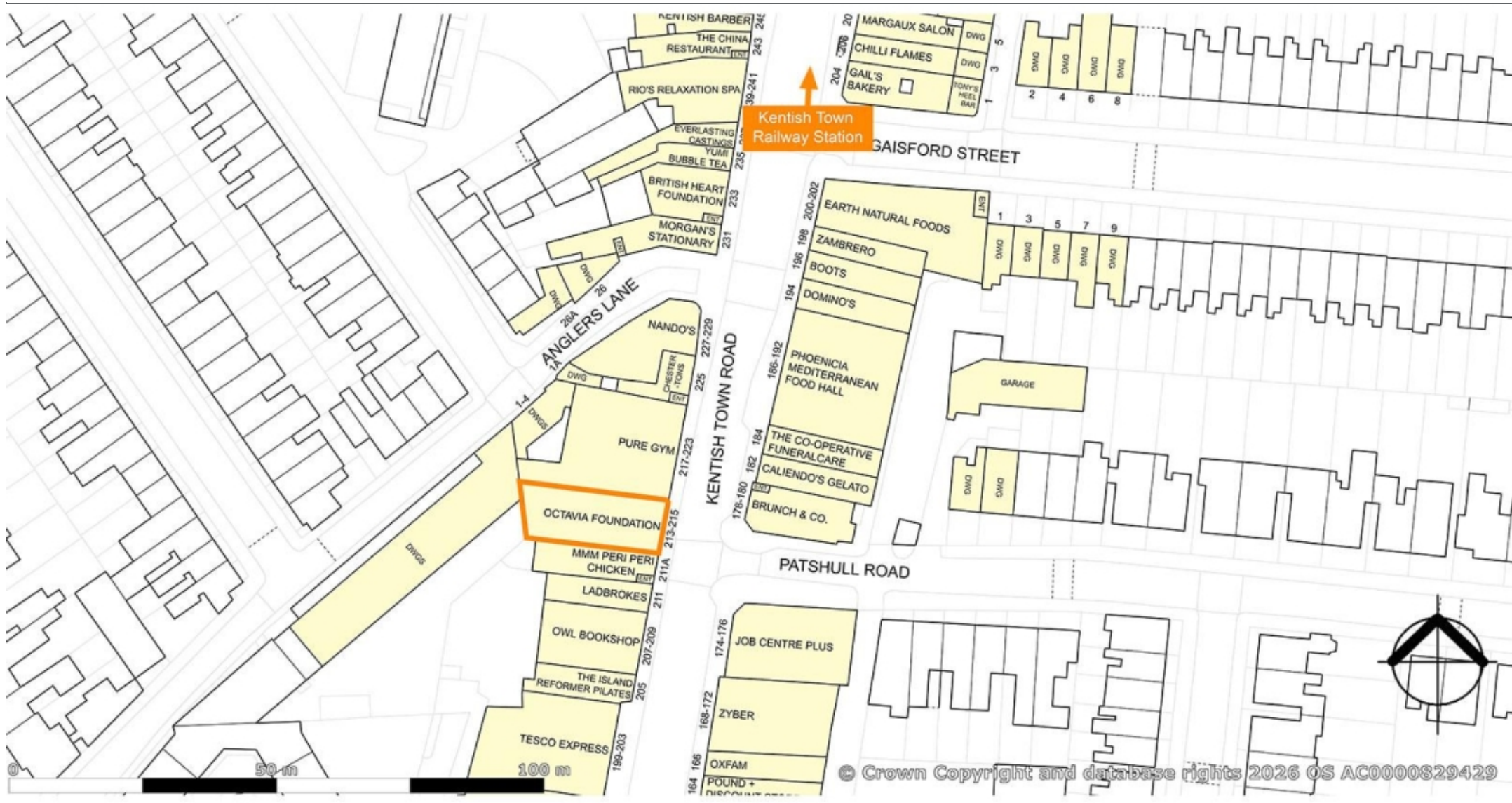


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2026