

lot 21

118 Camden Road
Camden Town, London NW1 9EE

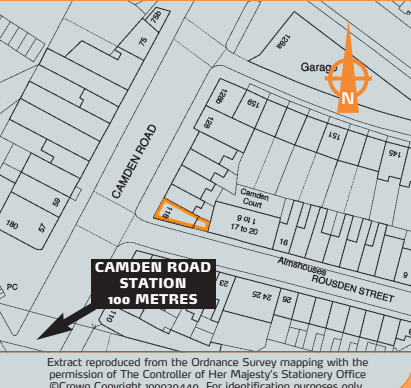
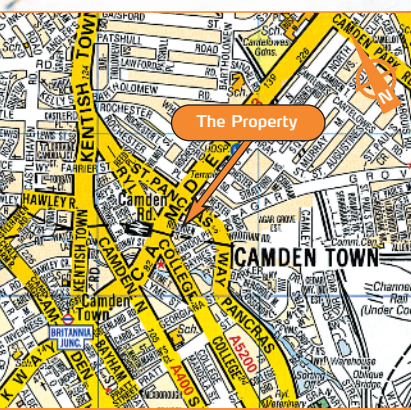
Rent
£27,276
per annum
exclusive (2)
with one flat to let

Freehold Retail and Residential
Investment

- Includes a one bedroom flat and a two bedroom maisonette
- Located in a highly fashionable north-west London suburb
- Prominent corner position on the busy Camden Road
- Opposite Camden Road Overground Station



On behalf of Joint LPA Receivers
moorfields
Corporate Recovery



Location

Miles: 1/2 mile north-east of Regent's Park
1 1/2 miles north of London's West End
Roads: Camden Road (A503), Camden High Street (A502), A400
Rail: Camden Road Overground Station, Camden Town Underground Station (Northern Line), London Euston and London St Pancras/Kings Cross Railway Stations
Air: London City Airport, London Heathrow Airport

Situation

Camden is a highly fashionable North London suburb famous for its market and Camden Lock which draws a large tourist population to the area. The property is located in a prominent corner position on the east side of the busy Camden Road at its junction with Rousden Street and close to Royal College Street, opposite Camden Road Overground Station. Nearby occupiers include William Hill, Costa and a number of independent retailers.

Description

The property comprises ground floor retail accommodation with a self-contained one bedroom flat on the lower ground floor accessed from the front and a self-contained two bedroom maisonette on the first and second floors accessed from Rousden Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Residential	One Bedroom Flat	VACANT POSSESSION (1)			
Ground	Retail/Ancillary	26.01 sq m (280 sq ft)	THREE AMIGOS SKATE SHOP LIMITED	5 years from 01/04/2013 (3)	£9,600 (2)	31/03/2018
First and Second	Residential	Two Bedroom Maisonette	INDIVIDUALS	Assured Shorthold Tenancy from 01/08/2010	£17,676 (2)	Holding over
Total Commercial Area		26.01 sq m (280 sq ft)			£27,276 (2)	

- (1) The flat on the lower ground floor was previously let by way of an Assured Shorthold Tenancy from 16th January 2013 at an annualised rent of £11,940 per annum.
- (2) The rents above have been annualised.
- (3) The retail accommodation is held by way of a commercial agreement for a term of 5 years at a rent reserved of £800 pcm. The seller is holding a rent deposit.

For further details please contact:

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