

# Lot 2

£40,150 per annum  
exclusive

244 Kentish Town Road

**London NW5 2AB**

Freehold Restaurant and Residential Investment



## Key Details

- Retail let until 2034 (No breaks)
- Includes 3 residential flats, two with approximately 77 years unexpired
- Fashionable and Affluent North London suburb
- Approximately 120 metres south of Kentish Town Underground (Northern Line) and Overground Station
- Nearby occupiers include McDonald's, Superdrug, Sainsbury's Local and Costa

## Location

- Miles:** 1 mile north of Camden  
1.3 miles north east of Regent's Park  
2.4 miles north of London's West End
- Roads:** A1, A400
- Rail:** Kentish Town Underground Station (Northern Line)  
Kentish Town Overground Station
- Air:** London City Airport, London Heathrow Airport

## Situation

Kentish Town is a fashionable and affluent north London suburb approximately 2.4 miles north of London's West End. The property is situated on the east side of busy Kentish Town Road, close to its junction with Holmes Road and some 120 metres south of Kentish Town Underground and Overground Station. Neighbouring occupiers include McDonald's directly opposite, Superdrug, Sainsbury's Local, Co-operative Food and Costa.

## Description

The property comprises a ground floor restaurant with basement ancillary accommodation and 3 self-contained residential flats on the first, second and third floors, two of which are let on 99 year leases with approximately 77 years unexpired. The property benefits from rear access off Wolsey Mews and may further benefit from longer term residential redevelopment at the rear of the property, subject to consents.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

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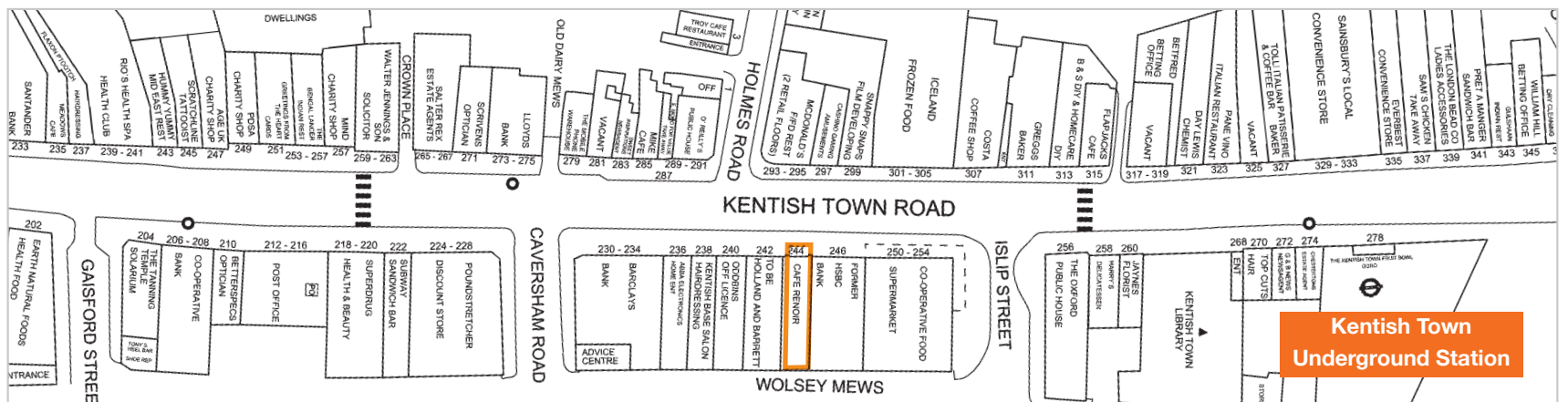
£40,150 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	94.58 sq m	INDIVIDUAL	20 years from	£40,000	25/12/2019
Basement	Ancillary	49.48 sq m	(t/a Renoir Bistro) (1)	25/12/2014 until 2034		25/12/2024 25/12/2029
First, Second & Third	Residential	3 x Self-Contained Flats	INDIVIDUALS	2 x 99 years and 1 x 189 years from December 1993 (2)	£150 (3)	
<b>Total Commercial Area</b>		<b>144.06 sq m (1,551 sq ft)</b>			<b>£40,150</b>	

- (1) There is a current license to assign being negotiated for the commercial lease.
- (2) The seller has served a notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.
- (3) The rent doubles every 33 years.



Rear Elevation at Wolsey Mews



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