

Lot 23

£16,644 Per Annum
Exclusive

184 Eversholt Street, Kings Cross,
London, NW1 1BL

Freehold Mixed Use Investment with Asset Management Potential



Key Details

- Central London location close to Kings Cross, Euston and Regents Park
- Of interest to owner occupiers, investors and developers
- Income producing 3 bed maisonette plus vacant possession ground and basement retail/office
- Asset management opportunity upon re-letting retail/office accommodation or change of use potential

Location

Miles: 0.7 miles east of Regent's Park
2 miles north-east of Central London
Roads: A501 (Euston Road), Camden Street
Rail: Mornington Crescent (Northern Line), London Euston, St Pancras International, Kings Cross
Air: London City, London Heathrow

Situation

The property is located on the east side of Eversholt Street, in the London Borough of Camden, half a mile north of University College London and a short walk to London Euston and Kings Cross St Pancras. The property is approximately one mile east of Regents park and 0.2 miles from Mornington Crescent Underground Station (Northern Line) which provides access into the City and West End. Nearby occupiers include various independent offices, cafes, bars and restaurants.

Description

The property comprises a three story building currently arranged as a ground floor and basement office/shop, with a self-contained three bedroom maisonette to the first and second floors.

Tenure

Freehold.

VAT

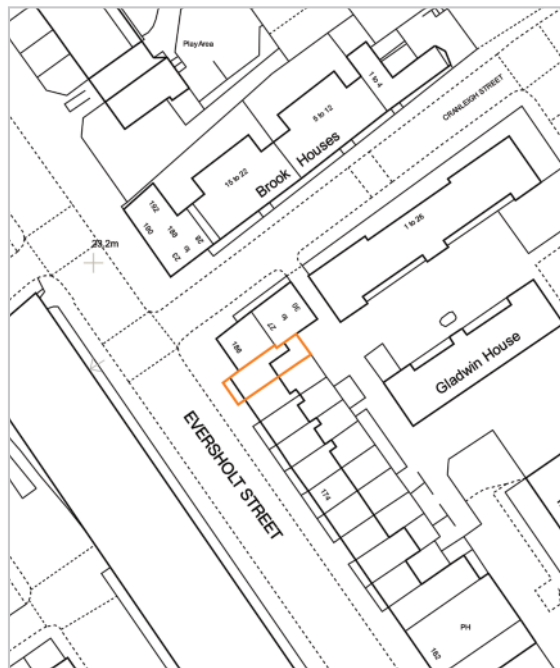
VAT is applicable to this lot.

Energy Performance Certificate

G. See legal pack at www.acutis.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground/ Basement	Retail/Office	52.30 sq m (563 sq ft)	VACANT	-	-
First/Second	Residential (3 bed maisonette)	62.80 sq m (676 sq ft)	INDIVIDUALS	1 year AST from 30/12/2020	£16,644
Total		115.10 sq m (1,239 sq ft)			£16,644



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