# 24 Camden Road, London, NW1 9DP Virtual Freehold Retail Investment



#### **Key Details**

- Highly Fashionable, Busy North London suburb
- Approximately 100 metres from Camden Town
  Underground Station
- Neighbouring occupiers include, Sainsbury's, HSBC, NatWest, Barclays, Subway and vibrant mix of street markets and independent retailers

#### Location

- Miles: 0.5 miles north-east of Regents Park 1.5 miles north of Londons West End Roads: Camden Road (A503),
- Roads: Camden Road (A503), Camden High Street (A502), A400
- Rail: Camber Town Underground Station (Northern Line), Camber Road Overground Station, 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 prominently located on the south side of the busy Camden Road, approximately 100 metres from Camden Town Underground Station. Neighbouring occupiers include, Sainsbury's, HSBC, NatWest, Barclays, Subway and a vibrant mix of street markets and independent retailers

# Description

The property comprises ground floor retail accommodation, lower ground ancillary accommodation and forms part of a larger building.

# Tenure

Virtual Freehold. Held on a lease for 999 years from completion at a peppercorn rent.

### VAT

VAT is applicable to this lot.

#### Six Week Completion

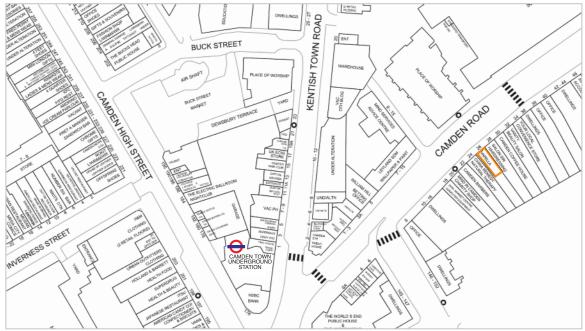
#### **Energy Performance Certificate**

Please see legal pack at www.acuitus.co.uk

# **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	<b>Review/</b> (Reversion)
Ground Lower Ground	Retail Ancillary	50.00 sq m 22.00 sq m		HAZY TRAILS LTD t/a Vapella (1)	15 years frin 02/07/2009 on a full repairing and insuring lease	£30,000	(23/06/2024)
Total		72.00 sq m	(775 sq ft)			£30,000	

(1) Vapella is a UK based quality Vape product brand that owns a chain of shops and franchises. (www.vapella.com)



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#### Acuitus John Mehtab

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk Acuitus Alexander Auterac +44 (0)20 7034 4859 +44 (0)77 1313 5034 alexander.auterac@acuitus.co.uk Seller's Solicitors: Fahri LLP Roumiana Dimitrova +44 (0)1992 350 172 roumiana@fahrillp.com