

**Lot 4, 160 Eversholt Street, Euston, London,
NW1 1BL**

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



Freehold Central London Restaurant and Residential Opportunity

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Property Information

Freehold Central London Restaurant and Residential Opportunity

- Restaurant Unit and Self Contained Maisonette with Vacant Possession
- Central London Location
- Close to Kings Cross, Euston and Regents Park
- Active Management Opportunity
- VAT Free Investment

Lot

4

Auction

18/May/2022

Vacant Possession

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

0.7 miles east of Regents Park, 2 miles north-east of Central London

Roads

A501 (Euston Road), Camden Street

Rail

Mornington Crescent Underground Station (Northern Line), London Euston Railway Station, St Pancras International Station, Kings Cross Railway and Underground Station

Air

London City Airport, London Heathrow Airport, London Gatwick Airport

Situation

The property is located on the east side of Eversholt Street between Cranleigh Street and Aldenham Street. The property is situated equidistant between Mornington Crescent, King's Cross/St Pancras and London Euston Stations. The property is approximately one mile east of Regents park. Nearby occupiers include various independent offices, cafes, bars and restaurants.

Tenure

Freehold.

EPC

Band D (Residential).

Description

The property comprises a mid terrace mixed use building with restaurant accommodation on the ground floor and ancillary accommodation on the lower ground floor. The first and second floors comprise a self contained maisonette. The property forms part of an attractive Georgian terrace.

The maisonette is accessed from the front of the property.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Lower Ground First Second	Retail Ancillary Maisonette	70.98 sq m 34.81 sq m 22.13 sq m 22.74 sq m	(764 sq ft) (374 sq ft) (238 sq ft) (244 sq ft)	VACANT POSSESSION
Total Approximate Floor Area		150.66 sq m	(1,620 sq ft)	

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