

**10 WEEK COMPLETION AVAILABLE**



**SITUATION**

Occupying a prominent position in this highly desirable residential location just a short distance from Kentish Town Road and within a short walk from Kentish Town Underground Station (Northern Line).

**PROPERTY**

An impressive detached property arranged as **Workshop and Offices** on the ground floor together with further **Office Accommodation** at first and second floor levels.

**ACCOMMODATION**

**Ground Floor Workshop and Offices**

GIA Approx. 4,433 sq ft

**First Floor Offices**

GIA Approx. 1,966 sq ft

**Second Floor Offices**

GIA Approx. 673 sq ft

**Total GIA**

**Approx 7,072 sq ft.\***

\*Areas provided by Vendor as agreed at rent review.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **London Borough of Camden** for a term of 30 years from 5th June 1985 at a current rent of **£75,000 per annum** exclusive.

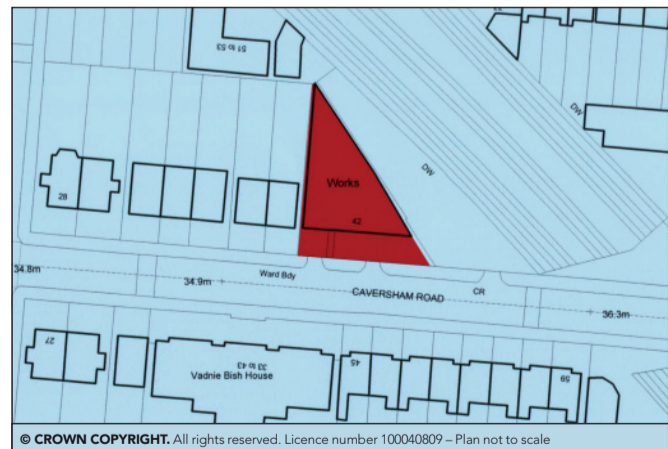
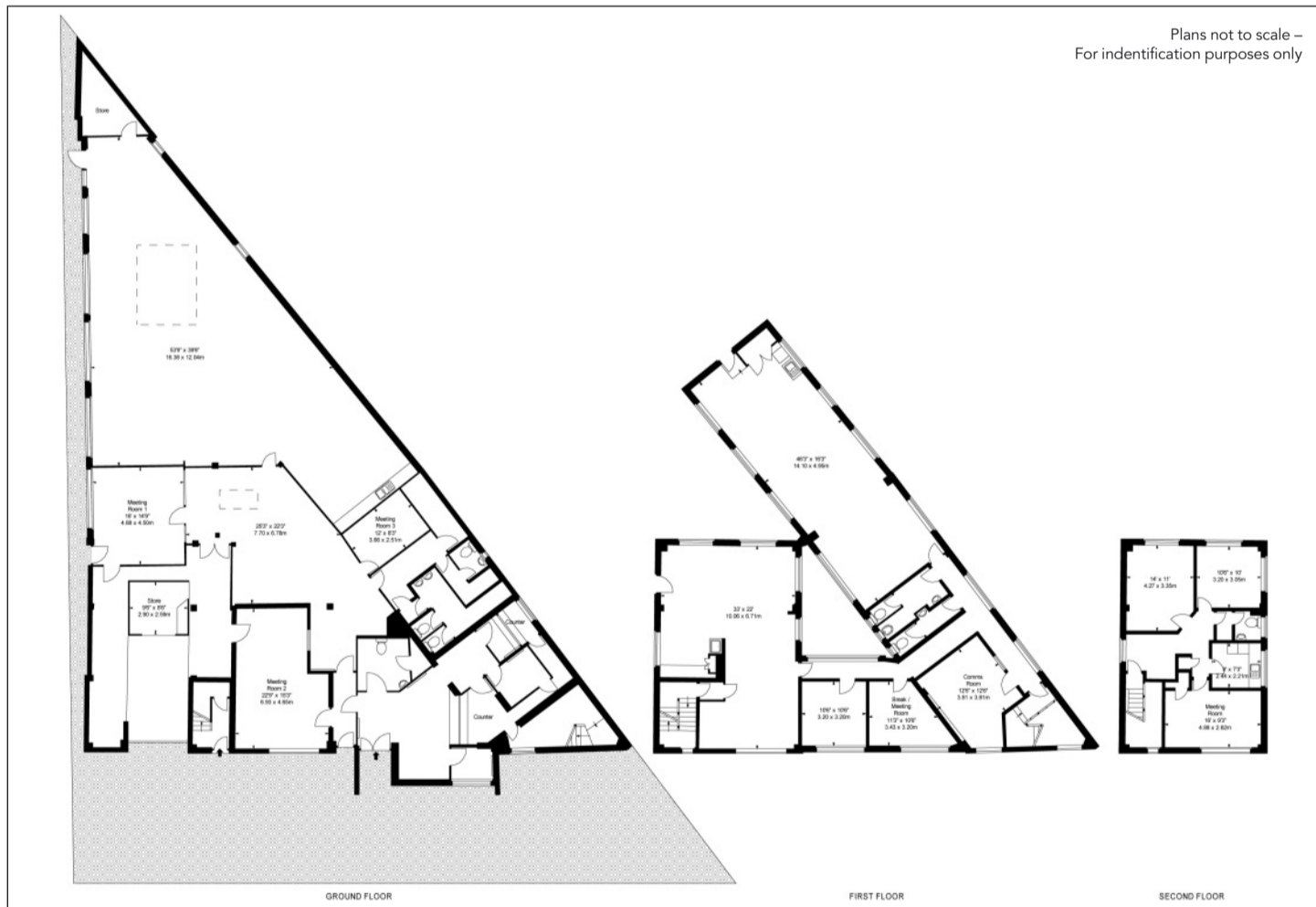
**Note 1: The rent increased from £65,500 in 2010.**

**Note 2: The premises are not currently used, but the tenant is about to commence a re-fit which we are informed will cost circa £200,000 before re-occupying.**

**Note 3: The premises may suit conversion to residential, subject to obtaining possession and the necessary consents.**

**£75,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**



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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts