

Lot 3

71 Camden High Street, Camden Town,
London NW1 7JL

*Guide: £400,000
On behalf of Executors
In the same ownership since 1982



SITUATION

Occupying a prominent trading position close to the junction with Delancey Street in this well known multiple retail throughfare, close to branches of **Lidl, Poundland, Argos, Paddy Power, Subway, KFC, Papa Johns, BHF, Oxfam, Savers**, and a host of local traders, mid-way between Mornington Crescent and Camden Town Underground Stations (Northern Line).

Camden Town is a highly sought after location between Islington and St John's Wood, under half a mile from Regent's Park and under 2 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first and second floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	17'0"
Shop Depth	41'6"
Built Depth	52'1"

First Floor

Store Room	Area Approx. 225 sq ft
Kitchen	Area Approx. 68 sq ft
Shower Room/WC	Area Approx. 45 sq ft

Second Floor

3 Store Rooms	Area Approx. 400 sq ft
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VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a Tenancy at Will to **Hairdressing 248 Ltd as a Hair & Tanning Salon** for a term of 12 months from 1st August 2021 at a current rent of **£12,000 per annum** exclusive.

Note 1: This agreement can be terminated by either party on 2 months notice and the freeholder's solicitor will give 2 months notice to the tenant on 1st February 2022 to terminate.

Note 2: The property was previously let at £40,000 p.a.

Note 3: We are informed by the Tenant at Will that one of the rooms on the second floor is being sub-let without the Vendor's knowledge for residential use at £100 p.w.

Note 4: There is clear potential to create a separate front access to convert the upper floors to residential, subject to possession and planning consent.

Note 5: There is a 6 week completion.

£12,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Maurice Hackenbroch & Co
Tel: 020 8958 4000 Ref: Maurice Hackenbroch
Email: mauricehackenbroch@gmail.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

