



## SITUATION

Located close to the junction with Camden High Street in this popular commercial and residential area amongst a host of local traders and close to multiples such as **McDonald's, Marks & Spencer, Pret A Manger, Aldi, Oxfam and Argos**.

The property is located less than 1/2 mile from both Camden Town and Mornington Crescent Underground Stations (Northern Line). Camden Town is a highly sought after location between Islington and St John's Wood, under 1/2 mile from Regent's Park and under 2 miles from Central London.

## PROPERTY

A mid-terraced building with a total gross frontage of 35'8" comprising a **Ground Floor Double Shop & Basement** with two separate front entrances, one to a **Self-Contained College** on the first floor and the other to **3 Self-Contained Flats** on first and second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: The 3 flats were converted with certificate of completion from the London Borough of Camden dated 13th April 2006.**

**Note 2: An HMO Licence was granted by the London Borough of Camden in September 2016 for Flat C and then for Flats A & B in December 2017 although they were not let to more than two persons each. An HMO Licence was granted by the London Borough of Camden from 1st April 2019 to 31st March 2024 in respect of the 3 flats although none of them are currently let to more than 2 persons.**

**Note 3: The opportunity exists to add further accommodation at second and third floor levels, subject to obtaining the necessary consents.**

**Note 4: Refer to Auctioneers for the video tours of the flats and the first floor college.**

**£114,008** p.a.  
**Plus 2 Vacant Rooms**

The Surveyors dealing with this property are  
**John Barnett and Nathan Schindler**

## Vendor's Solicitors

Taylor Rose MW

Tel: 020 3540 4444 Ref: Peter Hambleton

Email: peter.hambleton@taylor-rose.co.uk

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

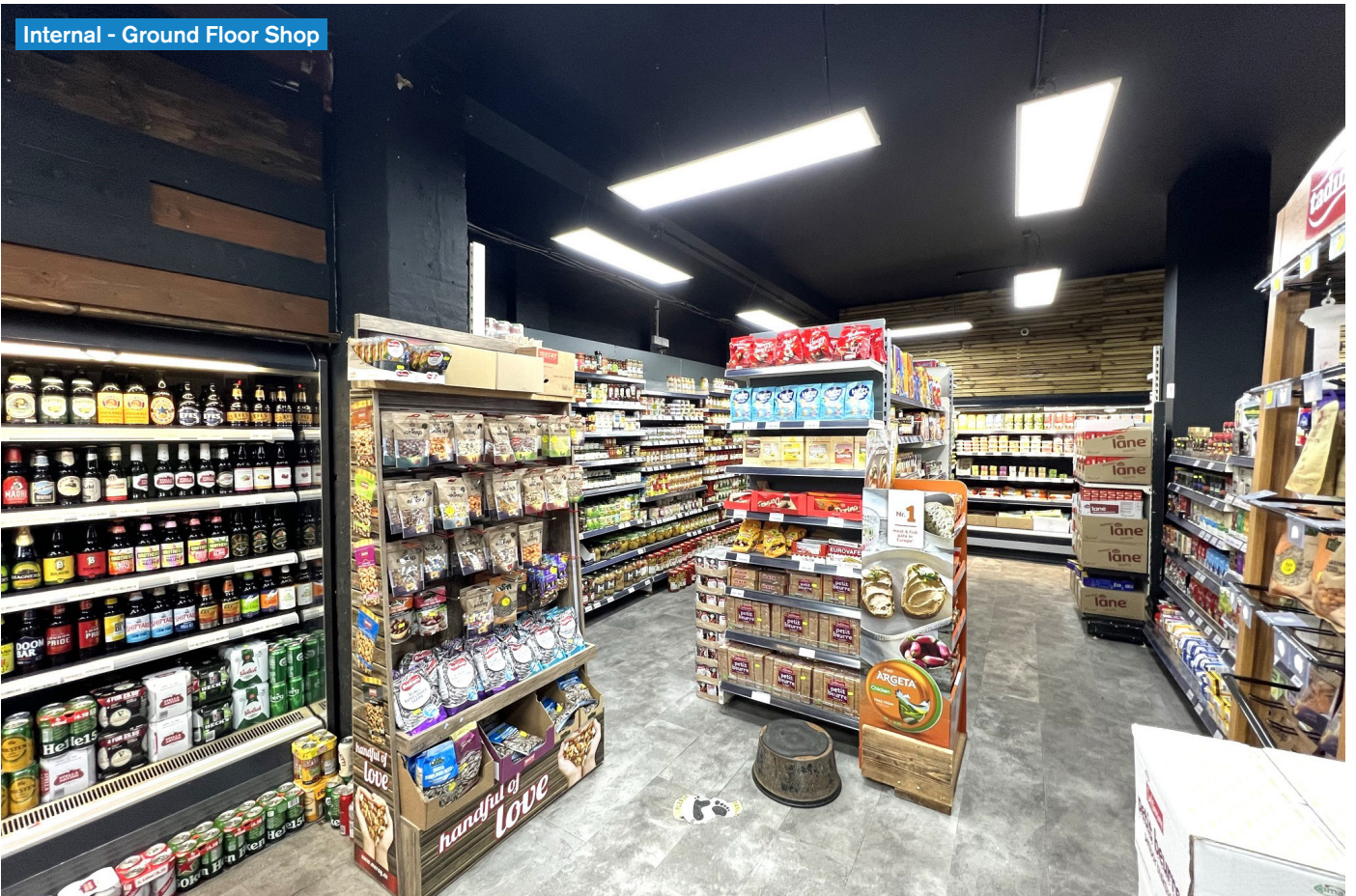
## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<p><b>Ground Floor Shop</b>                      Gross Frontage 24'8"                      Internal Width 23'0"                      Rear Width 28'6"                      Shop &amp; Built Depth 76'6"                      WC                      Area Approx. 1,877 sq ft<sup>1</sup>                      Plus 5'0" deep front forecourt.</p> <p><b>Basement</b>                      Area Approx. 474 sq ft<sup>1</sup></p> <p><b>Total Area Approx. 2,351 sq ft<sup>1</sup></b></p>	<b>Birsen Ozdil (Supermarket with Off-Licence)</b>	12 years from 29th September 2003 <b>(Tenant in occupation for 20 years)</b>	£30,000	FRI Holding Over. <b>Rateable Value £44,000.</b>
First Floor College	4 Classrooms, Office, Kitchen, 3 WCs (with gas central heating) <b>Area Approx. 1,406 sq ft</b>	<b>IBN Jabal Trust (English &amp; Maths teaching centre)</b>	Licence from 1st September 2019 to 30th September 2024	£20,000 <b>(Rising to £22,000 p.a. in June 2024)</b>	Non assignable Licence outside L&T Act 1954. <b>Rateable Value £29,250.</b> <b>£5,500 Rent Deposit held.</b>
Flat A – No.13 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (with gas central heating) <b>Area Approx. 344 sq ft<sup>2</sup></b>	<b>Individual</b>	1 year from 6th October 2023	£20,540	AST <b>£1,600 Rent Deposit held.</b>
Flat B – No.13 (Second and Rear Third Floors)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (with gas central heating) <b>Area Approx. 592 sq ft<sup>2</sup></b>	<b>Individuals</b>	2 years from 16th June 2023	£20,640	AST <b>Mutual Break June 2024</b> <b>£1,725 Rent Deposit held.</b>
Flat C – No.11 (Second Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (with gas central heating) <b>Area Approx. 602 sq ft<sup>2</sup></b>	<b>Individuals</b>	1 year from 13th March 2023	£22,828	AST <b>£2,195 Rent Deposit held.</b>
Mezzanine Room (Rear First Floor)	5'3" × 5'0"			<b>VACANT</b>	
Mezzanine Room (Rear Second Floor)	5'3" × 5'0"			<b>VACANT</b>	
				<b>Total: £114,008 plus 2 Vacant Rooms</b>	

<sup>1</sup>Area taken from VOA.

<sup>2</sup>Area taken from EPC.







Internal - First Floor College Classroom

