

SALTER REX

Chartered Surveyors & Estate Agents



FREEHOLD OFFICE

BUILDING FOR SALE

ANGLERS LANE NW5

INVESTMENT/DEVELOPMENT

APPROX 1500 SQ FT

LOCATION / ACCOMMODATION:

Discover this spacious commercial property located on Anglers Lane in the heart of Kentish Town, NW5. Spread across two floors in a well-maintained building, this self-contained office suite offers clear open spaces measuring approximately 1500 Sq Ft over part of Ground floor and all of First floor, (Ground floor rear sold on long Leasehold) with new decorations and stylish wood strip flooring throughout.

Conveniently situated near Kentish Town West Overground and Kentish Town Road Tube Station (Northern Line) and Thameslink, commuting to and from this property is a breeze. Bus routes along Kentish Town Road also provide added transportation options.

For those who enjoy exploring the local area, the vibrant Camden Market Stables is just a 10-minute walk south, offering a plethora of shopping, dining, and entertainment options. Whether you're browsing unique shops or sampling delicious street food, there is always something to experience.

Featuring excellent natural light, central heating, and a reliable alarm system, this commercial space presents great potential for businesses. Don't miss out on the opportunity to schedule a viewing and discover all that this property has to offer.

The building has substantial scope for change of use to Residential subject to all necessary consents.

MEASUREMENTS:	Part of Ground Floor And all off 1 st Floor	1500 Sq. Ft (Approximately)
	Total	1500 <u>Sq.Ft</u>
TENURE/FREEHOLD:	Offers considered in the regio of £700,000 for freehold interest with full vacant possession. Subject to long leasehold lease of Rear part of Ground floor	
EPC:	EPC has been commissioned.	
RATEABLE VALUE:	Ground/ and first floor estimated £23,500 per annum	
USER:	Any user within Class E/ (B1) of the Town & Country Planning (User Classes) Order September 2020.	

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Agent as below:

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MISREPRESENTATION ACT 1967

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