

**Salter
Rex** L.L.P.

**FREEHOLD INVESTMENT FOR SALE
KENTISH TOWN ROAD, NW5
APPROX. 950 SQ Ft**



LOCATION:	Kentish Town is a popular inner-city suburb, located between Highgate and Camden approximately 3.5 miles north of Central London. The open spaces of Regent's Park and Hampstead Heath are both close by. The property is situated on Kentish Town Road, close to its junction with Leighton Road. The property is well served by public transport, with Kentish Town Underground Station located within 200m. Tufnell Park and Gospel Oak Stations are also close by. Occupiers close by include Winkworths, Martyn Gerrard, Pret a Manger and Sainsbury's Local, amongst a variety of restaurants and retailers.
THE PREMISES:	The premises comprise of a ground floor shop only and of approximately 950 sq. ft. mainly open space with small outside space at rear which let to Amnesty International for a term of 10 years from Jan 2019 with a mutual break on the fifth year of the term, upper floor is a Two bed flat sold on a 999-year lease on peppercorn rent.
PLANNING:	The property benefits from Class E Planning consent.
AMENITIES:	Newly decorated, W/C, Tiled flooring, Air conditioning.
INCOME/RENT	£29,500 per annum exclusive.
PRICE	Excess of £475,000 for the freehold interests subject to existing Tenancy/leases.
RATEABLE VALUE:	To be Confirmed
EPC:	Epc (C 51-75). Under Certificate number 00207915039182507040
LEGAL COST:	Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser's solicitor undertaking to pay the Sellers abortive costs if the prospective purchaser withdraws from the transaction.
VIEWING:	Only by appointment through the Sole Agent as below: Metin Yildirim Salter Rex LLP Chartered Surveyors & Estate Agents Crown House 265/267 Kentish Town Road London NW5 WTP Direct Dial: 020 7428 6801 Mobile: 07951 262 191 Tel: 020 7267 2071 (main switchboard) Fax: 020 7485 8488

SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or Representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of The statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to Locate the property.
The plans are photographically reproduced and therefore not to scale except where expressly stated.
The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties, or any items expressed to be Included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may of depict the property or The neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are Strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no Warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation To this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 11th November 2021.