

## FREEHOLD INVESTMENT/DEVELOPMENT FOR SALE KENTISH TOWN ROAD, LONDON, NW5. THREE SHOPS WITH FLATS ABOVE



**LOCATION:** The property is situated on the West side of Kentish Town Road (A400), in a busy shopping location between its junctions with Regis Road and Holmes Road. Situated at the centre of the main High Street, Close to Franco Manca along with supermarket chains Iceland, Sainsbury and The Co-op. Kentish Town Tube station is located close to the property and Kentish Town West (Silver link) is within proximity. Kentish Town is a popular inner London suburb, located between Highgate and Camden.

**THE PREMISES:** 315 Kentish Road NW5, Shop trading as a Restaurant take away over basement and ground floor level, recently re-furbished and let on 15-year lease from 8 September 2020 producing £42,000 per annum, approximately 1870 Sq. Ft with benefit of planning use A1/A3 Restaurant Use.

315 Kentish Town Road, three bed Maisonette over first and second floors sold on a 189-year lease from 25 May 1986 at peppercorn ground rent.

317-319 Kentish Town Road, Ground Floor shops Let to Done Brothers (Cash Betting) trading as Betfred from 22-01-2024 term of 10 years passing rent £50,000 per annum exclusive. Rent review on 22-01-2029, tenant break only on 21-01-2029 with benefit of Sui Generis use. Approximately 2240 Sq. Ft.

317-319 Kentish Town Road 1<sup>st</sup> Floor flat approximately 623 Sq. Ft let on AST at £23,400 for 12 months from 24/06/2024

317-319 Kentish Town Road, Second Floor Flat approximately 658 Sq. Ft let on AST at £21,300 per annum for 24 Months from 01/05/2024.

317-319 Kentish Town Road, third floor flat built out as a two-bedroom flat but not finished and currently vacant.

Planning granted for two further Two-bedroom flats via York Rise from planning application number 2019/2014/P, works not started and interested parties to undertake due diligence to satisfy themselves with regards to planning.

- GROSS RENT:** £136,700 per annum Exclusive.
- Freehold:** In the region of £3,000,000 (No V.A.T applicable)
- EPC:** Available on request
- 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 landlord's 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)  
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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.
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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 04-03-2025.