

Lot 7, 68 Caledonian Road, King's Cross, London,

N1 9DP

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop Let to Estate Agent Office t/a Daniel Ford Estates (2) with Two self-contained Studio Flats on Upper Two Floors
- Prominent Corner Building 150 metres from Kings Cross
- Highly Fashionable and Popular North London District
- Close to Granary Square, Coal Drops Yard and Regents Canal
- VAT Free Investment

Lot

7

Auction

15th December 2022

Rent

£54,800 per Annum Exclusive

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

150 meters (165 yards) east Kings Cross St. Pancras Railway Station, 750 meters (820 yards) west of Angel, 1.5 km (1 mile) north of the City of London

Roads

A1, A501

Rail

Kings Cross St Pancras Railway Station, Caledonian Road & Bayswater Overground Station, Angel Underground Station

Air

London Heathrow Airport, London Luton Airport, London Gatwick Airport, London City Airport

Situation

The property is located in Kings Cross, a highly fashionable and popular north London district undergoing major regeneration. King's Cross's Granary Square, Coal Drops Yard and Regents Canal are located some 250 meters (280 yards) north of the property.

The property is situated on the east side of Caledonian Road at its junction with Northdown Street, 150 meters (165 yards) north of Kings Cross St. Pancras Railway Station. Nearby occupiers include Tesco Express, Flat Iron and a popular mix of independent restaurants, bars and cafes.

Tenure

Freehold.

Description

The property comprises a ground and lower ground floor shop, with a return frontage on to Northdown Street, currently let to an estate agent with two studio flats on the upper two floors. The residential flats are self-contained and accessed via Northdown Street.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Lower Ground	Retail Retail	28.51 25.31	(306) (272)	DANIEL FORD & CO LTD (CRN 06818236) t/a Daniel Ford Estates (1)	20 years from 11/11/2019 until 11/11/2039 (2)	£20,000	11/11/2024 and 5 yearly
First	Residential - Studio Flat	21.00	(231)	INDIVIDUAL	12 month AST from 04/05/2022	£16,800	
Second	Residential - Studio Flat	23.00	(248)	INDIVIDUAL	12 month AST from 11/07/2022	£18,000	
Total Approximate Floor Area		97.82	(1,057) (3)			£54,800	

(1) Daniel Ford & Co Ltd (CRN 06818236) was incorporated in 2009 and are an independent estate agents operating in London. (www.danielforduk.com)

(2) The lease provides for a Tenant option to determine the lease on 11/11/2029. A rent deposit of £5,000 is held by the Seller.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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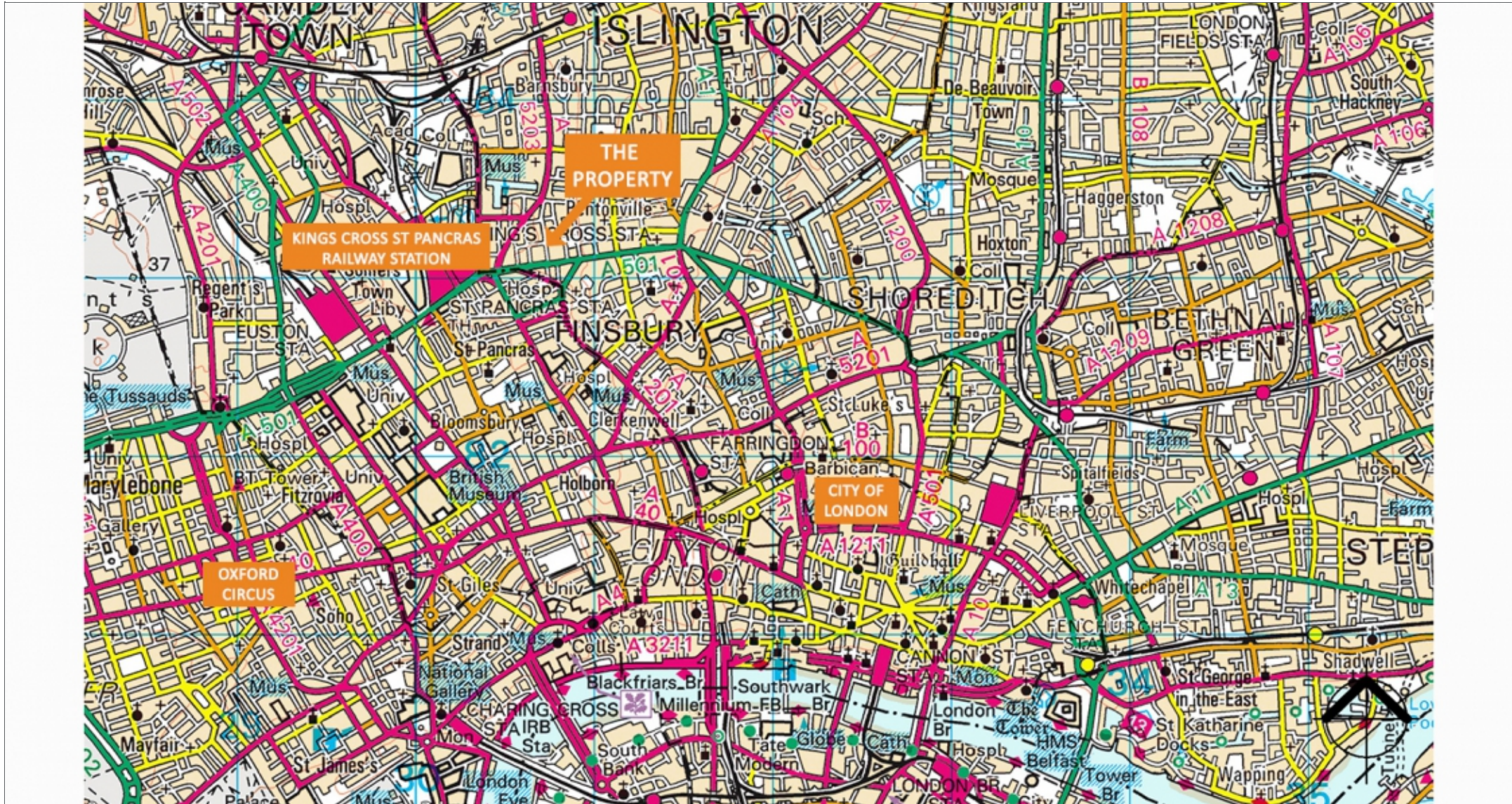
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Contacts

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September 2020