

Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

Property Information

Freehold Central London Residential Investment

- Comprises 2 x Two Bedroom and a One Bedroom Recently Refurbished Apartments
- Approximately 243.60 sq m (2,618 sq ft)
- Highly Fashionable and Busy North London Location
- Approximately 200m from Camden Town Underground Station (Zone 2)
- Neighbouring occupiers include Aldi, Whole Foods, BrewDog, Argos, McDonald's, TK Maxx, Pret A Manger and Marks & Spencer

Lot
13

Auction
13th December 2023

Rent
£73,800 per Annum Exclusive

Status
Available

Sector
High Street Retail/Residential

Auction Venue
Live Streamed Auction

Location

Miles 0.5 miles north-east of Regents Park, 1.5 miles north of London's West End

Roads Camden High Street (A502), Camden Road (A503), A400

Rail Camden Town Underground Station (Northern Line), Camden Road Overground Station, London Euston and London King's Cross

Air London City Airport, London Heathrow Airport

Situation

Camden is a highly fashionable and cosmopolitan North London Residential suburb famous for its markets and Camden Lock which draws a large tourist population to the area.

The property is located in the heart of Camden High Street nearby its junction with Pratt Street and Delancey Street. Neighbouring occupiers include Aldi, Whole Foods, BrewDog, Argos, McDonald's, TK Maxx, Pret A Manger and Marks & Spencer.

Tenure

Freehold.

EPC

Flat A: D, Flat B: D and Flat C: C

Description

The property comprises a mid terrace building with a ground floor retail unit and 2 x two bed flats and 1 x one bed flat on the first, second and third floors. The flats have recently undergone a complete refurbishment programme.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	102.20 18.80	(1,098) (202)	BOOTS UK LIMITED (crn: 00928555)	999 years from 28/09/2018	PEPPERCORN	(27/09/3017)
First	2 Bed Flat	45.30	(487)	Let on 3 x separate leases to individuals	2 years from 04/11/2023	£25,200	(03/11/2025)
Second	2 Bed Flat	45.30	(487)		2 years from 24/11/2023	£25,800	(23/11/2025)
Third	1 Bed Flat	32.00	(344)		1 year from 30/06/2023	£22,800 (1)	(29/06/2024)
Total Approximate Floor Area		243.60	(2,618)			£73,800	

(1) The above rents have been annualised.

Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



**Lot 13, 106 Camden High Street, Camden Town, London,
NW1 0LU**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



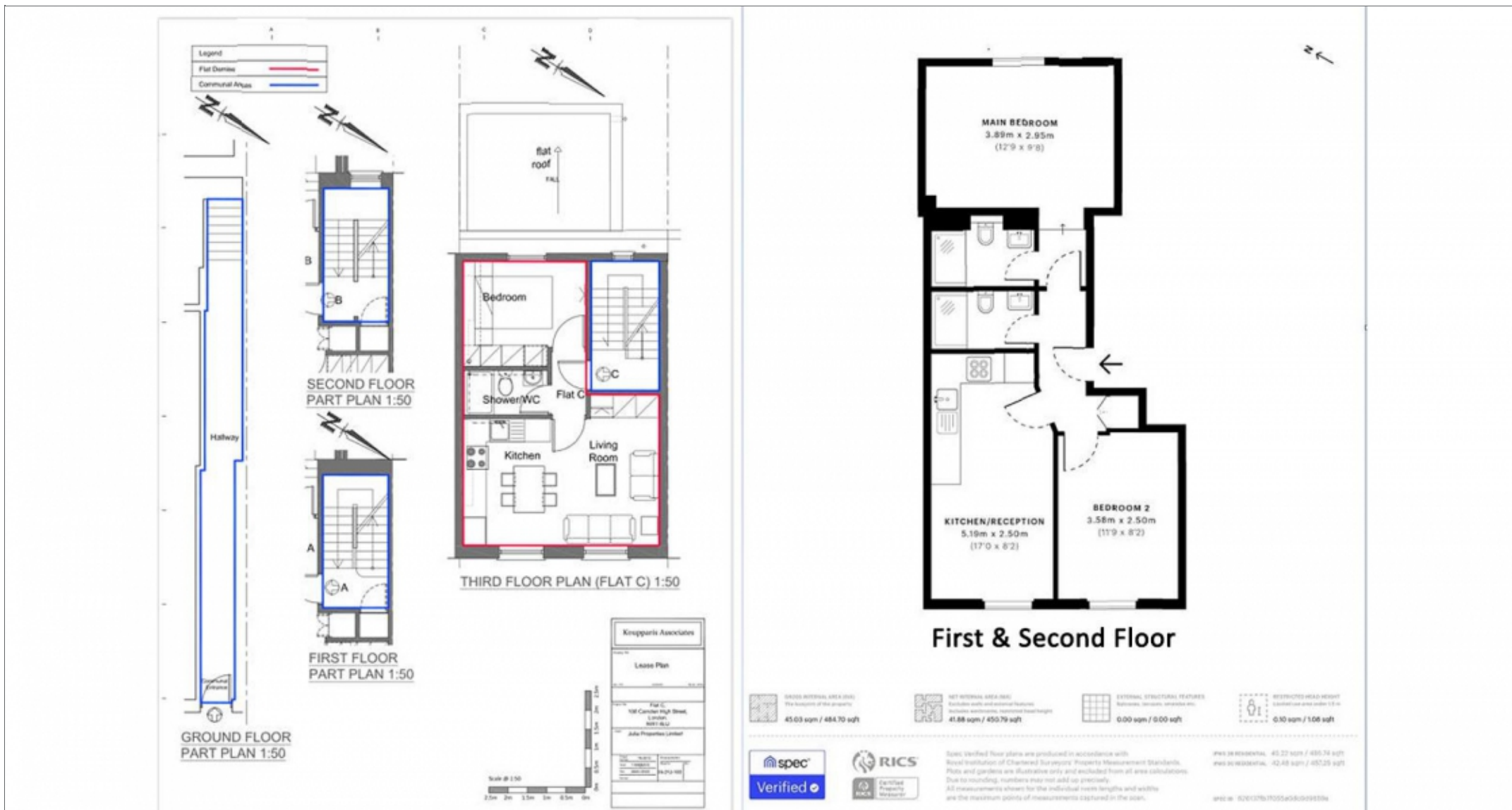
**Lot 13, 106 Camden High Street, Camden Town, London,
NW1 0LU**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

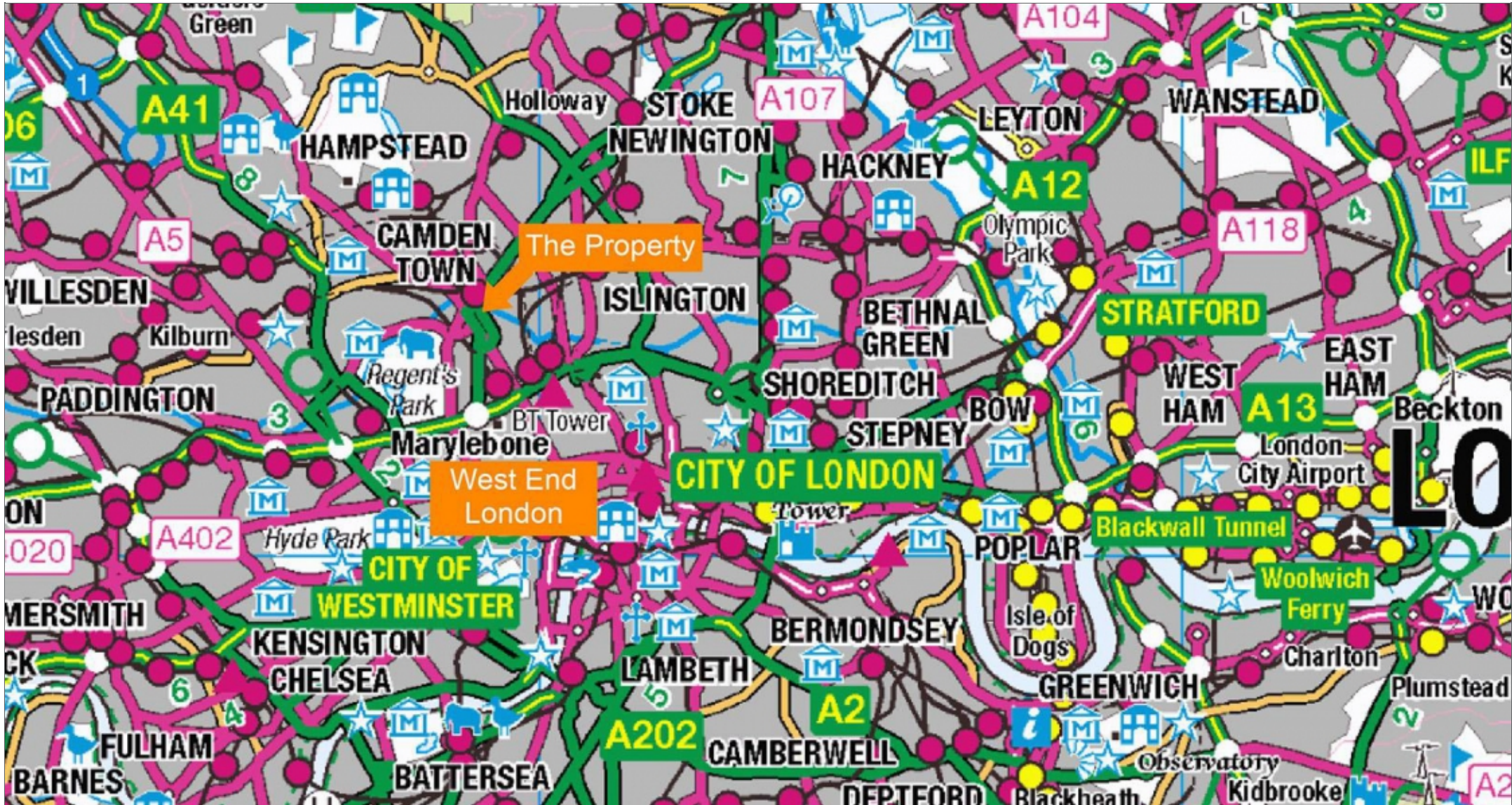
For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London,

NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Lot 13, 106 Camden High Street, Camden Town, London, NW1 0LU

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Edward Martin

+44 (0)20 7034 4854

+44 (0)7478 673 535

edward.martin@acuitus.co.uk

Seller's Solicitors

Fahri LLP

Unit 3, Mountview Court Friern Barnet Lane London

N20 0LD

Roumiana Dimitrova

01992 350 172

roumiana@fahrilip.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020