

# Lot 32

£30,000 Per Annum  
Exclusive

## 24 Camden Road, London, NW1 9DP Virtual Freehold Retail Investment



### Key Details

- Highly Fashionable, Busy North London suburb
- Approximately 100 metres from Camden Town Underground Station
- Neighbouring occupiers include, Sainsbury's, HSBC, NatWest, Barclays, Subway and vibrant mix of street markets and independent retailers

### Location

- Miles:** 0.5 miles north-east of Regent's Park  
1.5 miles north of London's West End
- Roads:** Camden Road (A503),  
Camden High Street (A502), A400
- Rail:** Camden Town Underground Station  
(Northern Line), Camden Road Overground Station,  
London Euston and London St Pancras/Kings  
Cross Railway Stations
- Air:** London City Airport, London Heathrow Airport

### Situation

Camden is a highly fashionable North London suburb famous for its market and Camden Lock which draws a large tourist population to the area. The property is prominently located on the south side of the busy Camden Road, approximately 100 metres from Camden Town Underground Station. Neighbouring occupiers include, Sainsbury's, HSBC, NatWest, Barclays, Subway and a vibrant mix of street markets and independent retailers

### Description

The property comprises ground floor retail accommodation, lower ground ancillary accommodation and forms part of a larger building.

### Tenure

Virtual Freehold. Held on a lease for 999 years from completion at a peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band C. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	50.00 sq m (538 sq ft)	HAZY TRAILS	15 years from	£30,000	23/06/2024
Lower Ground	Ancillary	22.00 sq m (237 sq ft)	LTD t/a Vapella (1)	02/07/2009 on a full repairing and insuring lease		
<b>Total</b>		<b>72.00 sq m (775 sq ft)</b>			<b>£30,000</b>	

(1) Vapella is a UK based quality Vape product brand that owns a chain of shops and franchises. ([www.vapella.com](http://www.vapella.com))



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