# 24 Camden Road, London, NW1 9DP

**Virtual Freehold Retail Investment** 







- · 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 Camden Town Underground Station (Northern Line), Camden Road Overground Station, London Euston and London St Pancras/Kings Cross Railway Stations

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

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

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

VAT is applicable to this lot.

### Six Week Completion

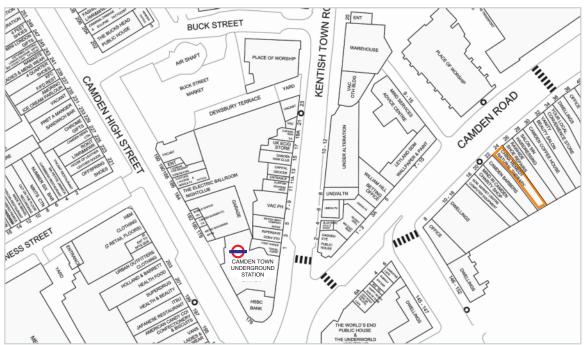
### **Energy Performance Certificate**

Band C. See legal pack.

## **Tenancy and accommodation**

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

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



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