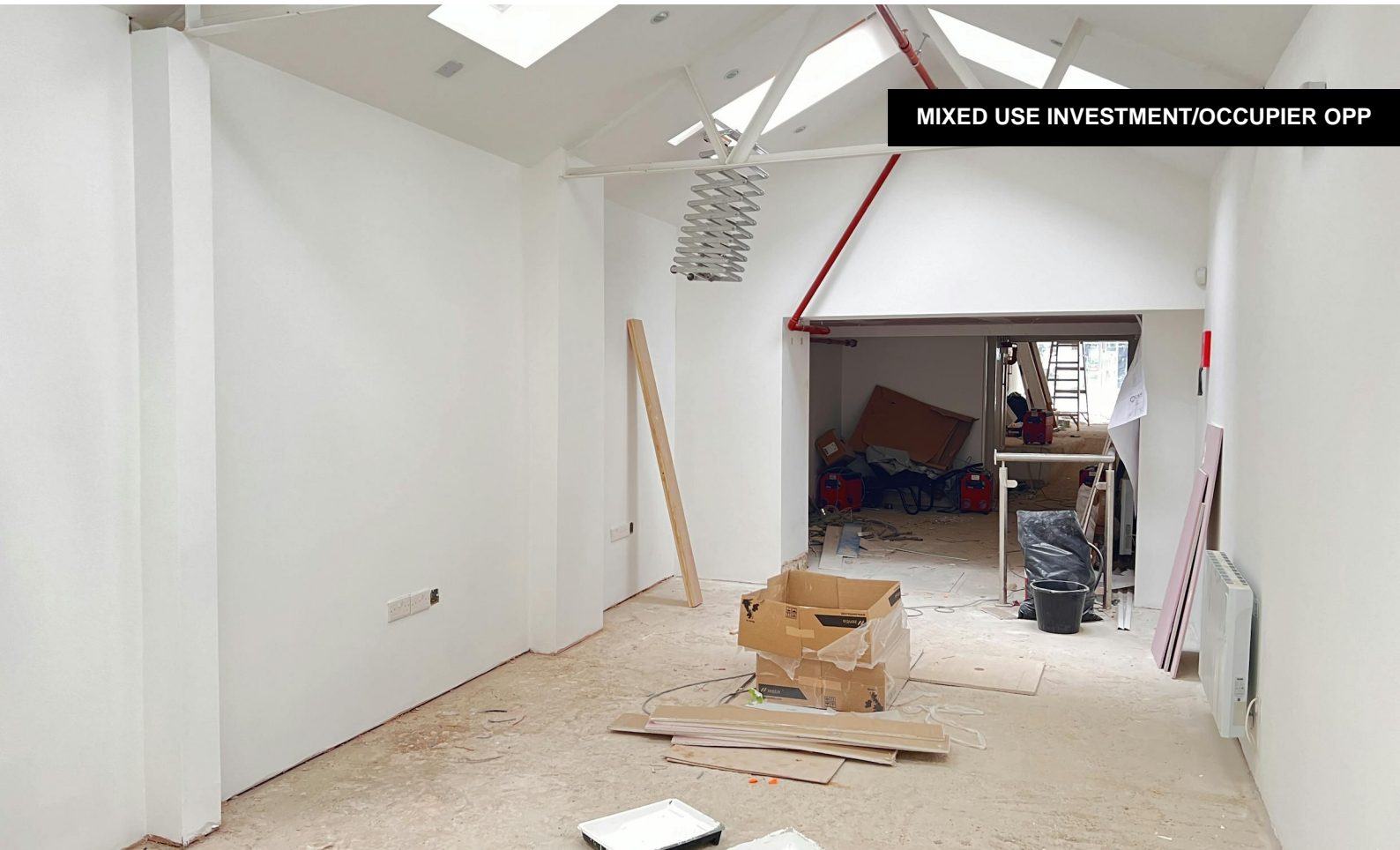


MIXED USE INVESTMENT/OCCUPIER OPP



**FREEHOLD OFFICE/SHOP/CREATIVE SPACE, 875 sq ft WITH SHOP FRONT, ALL NEWLY REFURBISHED + A 1 BED FLAT WITH A LARGE TERRACE LET ON AN AST**

**51 Chalk Farm Road**  
NW1 8AN

Office, Retail

**FOR SALE**

**1,450 sq ft**  
(134.71 sq m)

- NEWLY REFURBISHED BUILDING, NEW SHOP FRONT, LARGE CREATIVE AREA WITH PITCHED ROOF, SKYLIGHTS, KITCHEN, TOILET, INCOME FROM S/C 1 BEDROOM FLAT WITH LARGE TERRACE, ELECTRIC HEATING, ELECTRIC SHUTTER, OPPOSITE MAJOR NEW RESIDENTIAL LED DEVELOPMENT

# 51 Chalk Farm Road, London, NW1 8AN

## Accommodation

An owner occupier or investment opportunity comprising a ground floor shop, office, creative space with E Class use together with a newly refurbished 1 bedroom flat with a large terrace let on an AST but with scope for early possession.

Name	sq ft	sq m	Availability
Ground - Office or Retail Shop	875	81.29	Available
<b>Total</b>	<b>875</b>	<b>81.29</b>	

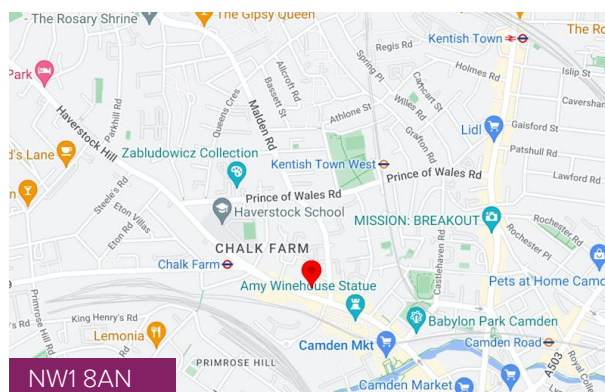
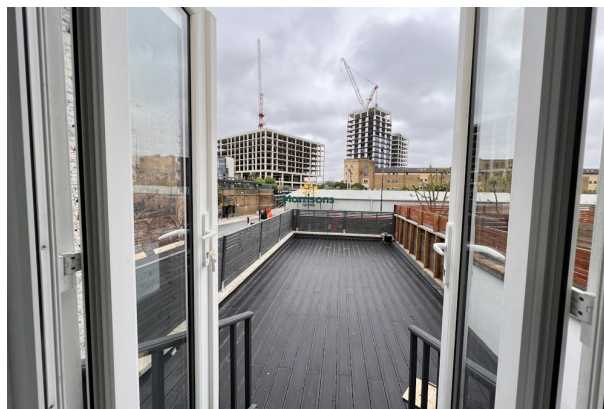
## Description

The building has been comprehensively refurbished to comply with the latest building regulations. It is a mixed use property with commercial on the ground floor suitable for creative offices, retail, gallery, medical used under Class E, together with a 1 bedroom flat on the upper floors which boast a very large terrace. The ground floor is 875 sq ft & benefits from a newly installed retail frontage & electric shutters together with signage opportunities. The ground floor retail area leads into a recently built skylit studio area with high ceiling suitable for many purposes within Class E. The upper part provides a 1 bedroom flat of 575 sq ft with a very large roof terrace (25ft x 15 ft). The flat has it's own entrance from the street.

A recent Rights of Light Survey shows there is potential to build up and out.

## Location

The building is located on Chalk Farm Road opposite the Camden Goods Yard development & surrounded by several other large scale developments, part of a major regeneration of the Chalk Farm area. When Morrisons move into the Goods Yard, the their temporary site will be developed into offices with retail on the ground floor whilst the adjoining 100 Chalk Farm Road is in for planning for 400 student rooms with ground floor retail, substantially improving the dynamic of the area. The building is close to Chalk Farm Underground Station and opposite one of the entrances to The Stables Market, famous for its street food, bars, restaurants and co-working office spaces.



## Summary

<b>Available Size</b>	1,450 sq ft
<b>Price</b>	Offers in the region of £750,000
<b>Rates Payable</b>	£17.50 per sq ft Based on 2023
<b>Rateable Value</b>	£29,750
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Viewing & Further Information

Neil Sint

0207 267 6772 | 0785 044 4697

neil@brucecommercial.co.uk

**Bruce.**  
Commercial Estate Agents