



FULLY LET MIXED USE INVESTMENT IN THE HEART OF CAMDEN REGENERATION ZONE £800,000

51 Chalk Farm Road
NW1 8AN

Investment

FOR SALE

1,450 sq ft
(134.71 sq m)

- COMPREHENSIVELY REFURBISHED BUILDING
- SHOP & S/C FLAT
- TOTAL INCOME £59,000 PAX
- NEW 5 YEAR LEASE ON GROUND FLOOR RETAIL £35,000 PAX
- 1ST FLOOR FLAT WITH HUGE TERRACE LET ON 1 YEAR AST £24,000 PAX
- PRICE £800,000
- YIELD 7.35%
- SCOPE FOR FUTURE DEVELOPMENT

51 Chalk Farm Road, London, NW1 8AN

Description

The building has been comprehensively refurbished and comprises a ground floor lock up shop let to an individual with a rent deposit trading as Kiki's Nails on a 5 year lease Outside the Act at £35,000 pax. The unit extends to 875 sq ft arranged as a small shop with a new window frontage leading to a large recently built sky lit extension with exposed steel beams.

The upper part provides a 1 bedroom duplex flat with a huge terrace, circa 15 x 25 ft. let on an AST at £24,000 pa.

There is scope to add an extra floor and subject to the plans of the adjoining owners to build out over part of the terrace as well.

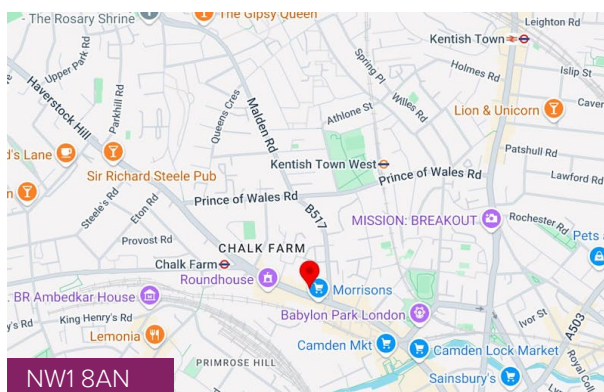
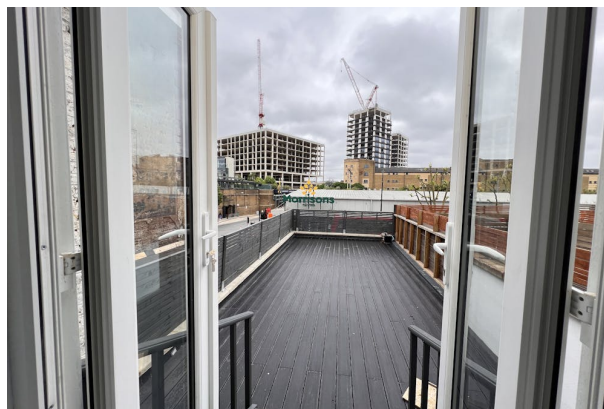
Location

The building is located in a central pitch on Chalk Farm Road in the heart of a major regeneration area where circa 1,600 new homes and 400 student units are under construction. The property is just 4 minutes walk to Chalk Farm Underground Station (Northern Line), 5 minutes to Kentish Town West Overground and diagonally opposite The Stables Market/Camden Lock. The temporary Morrisons store will relocate into the Camden Goods Yard scheme opposite in the early part of 2025, when the current store will be redeveloped to provide ground floor retail, with offices above. The retail pitch on the western side of Chalk Farm Road will extend further north towards the Round House as part of the student accommodation scheme.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	875	81.29	Let
1st - 1 Bedroom Flat	575	53.42	Let
Total	1,450	134.71	



Summary

Available Size	1,450 sq ft
Price	Offers in the region of £800,000
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

Viewing & Further Information

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