Bruce



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

51 Chalk Farm Road

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

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 \pounds 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.

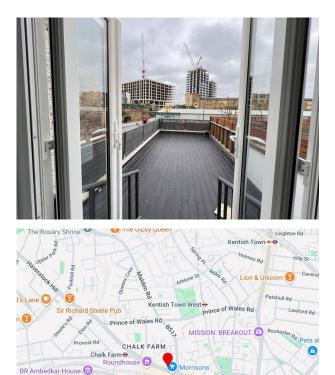
Location

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 | |



Babylon Park London 🙆

Camden Lock Marke

Sainsbury's 😡

Camden Mkt

Summary

King Henry's Rd

NW18AN

| 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 |
| | |

PRIMROSE HILL

Viewing & Further Information

Neil Sint

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Bruce Commercial Estate Agents

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