



CAMDEN FREEHOLD OFFICE INVESTMENT WITH RESIDENTIAL DEVELOPMENT POTENTIAL. PLANNING SUBMITTED ON VACANT FLOOR

62 Camden Road

NW1 9DR

Development, Investment, Office

FOR SALE

2,060 sq ft
(191.38 sq m)

- ATTRACTIVE CORNER BUILDING
- GRADE 2 LISTED
- ATTRACTIVE SPACIOUS ENTRANCE
- HIGH CEILINGS
- CENTRAL HEATING
- RESIDENTIAL APPLICATION ON TOP FLOOR
- POTENTIAL TO SELF CONTAIN G & LG

62 Camden Road, London, NW1 9DR

Description

A corner Grade 2 listed building of 2,060 sq ft arranged over lower ground, ground & 3 upper floors. Approached through an attractive and spacious entrance the ground and first floors boast high ceiling. A planning application has been submitted to convert the vacant 3rd floor into a studio flat. The other floors are currently occupied but possession can be obtained on 2 months notice

Location

This very attractive Georgian building is located at the junction of Camden Road & Camden Street part of a terrace of similar properties. It is mid-way between Camden Town Underground (Nother line) and Camden Road Overground affording excellent transport links. The building is directly opposite Sainsbury's on the south side of the street.

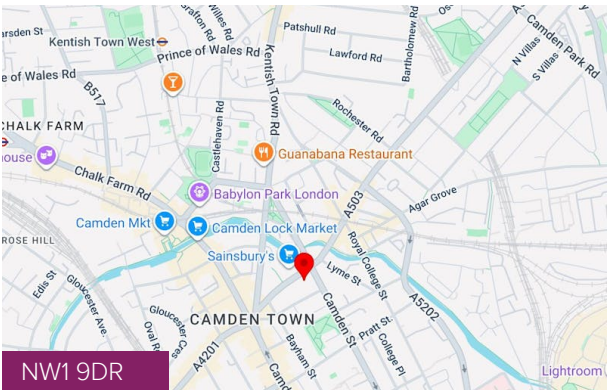
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	380	35.30	Occupied
Ground	340	31.59	Occupied
1st	445	41.34	Occupied
2nd	425	39.48	Occupied
3rd	470	43.66	Available
Total	2,060	191.37	

LEASES

There are 4 occupational tenants with 1 vacant floor.
The leases contain an option to determine on 2 months notice
Details of the current income are available on request
An application for change of use of the top floor is with Camden Council



Summary

Available Size	2,060 sq ft
Price	Offers in excess of £1,000,000
Rates Payable	£13.50 per sq ft
Rateable Value	£55,750
VAT	Not applicable
Legal Fees	Each party to pay their own costs. If the purchaser withdraws they will pay £4,750 +VAT towards the vendors Agency & Legal Costs
EPC Rating	Upon enquiry

Viewing & Further Information

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