

## Freehold Shop and Upper Part Investment

Guide Price £400,000 +

### Camden Legal Notice

Of interest to builders/developers. The sale will be subject to positive covenants whereby the purchaser will be responsible for carrying out a schedule of works and selling the property onto an owner-occupier(s). See special conditions of sale for full details.

A ground floor shop premises currently let under a 6 year contracted out lease subject to a 6 month break clause and producing £4,500 per annum. The upper maisonette is vacant. The property requires updating, repair and refurbishment situated in a busy parade within half a mile of Gospel Oak (London overground line) and mainline station and shopping facilities.

### Details as follows:

#### (approximate dimensions)

Shop 22'6" x 10'9" (6.86m x 3.28m) narrowing to 8'3" (2.51m)

### Maisonette

#### Second Floor

Room 14'6" x 11'9" (4.42m x 3.58m)  
 Room 11'3" (3.43m) narrowing to 8'6" x 8'6" (2.59m x 2.59m)

#### First Floor

Room 14'6" x 11'9" (4.42m x 3.58m)  
 Room 11'3" x 8'6" (3.43m x 2.59m)  
 Kitchen  
 Half landing  
 Bathroom 12'0" x 7'6" (3.66m x 2.29m)

#### Ground Floor

Room 12'0" x 7'6" (3.66m x 2.29m)

#### Exterior

Yard 11'0" x 11'0" (3.35m x 3.35m)

#### External

WC

#### Note

The special conditions of sale provide that the purchaser is to pay an additional sum of 1% of the purchase price towards the vendors expenses.



**Offered Freehold Subject to and with the benefit of the existing lease of the shop producing £4,500 per annum and vacant possession of the upper maisonette.**

### Vendors Solicitors

Legal Services  
 London Borough of Camden  
 Town Hall, Judd Street, London  
 WC1H 9LP  
 F.A.O. Mr D Robert, Tel: 0207 974 6200

### Local Authority

London Borough of Camden

### Viewing Times

By appointment via Drivers & Norris.  
 Tel: 0207 607 5001