

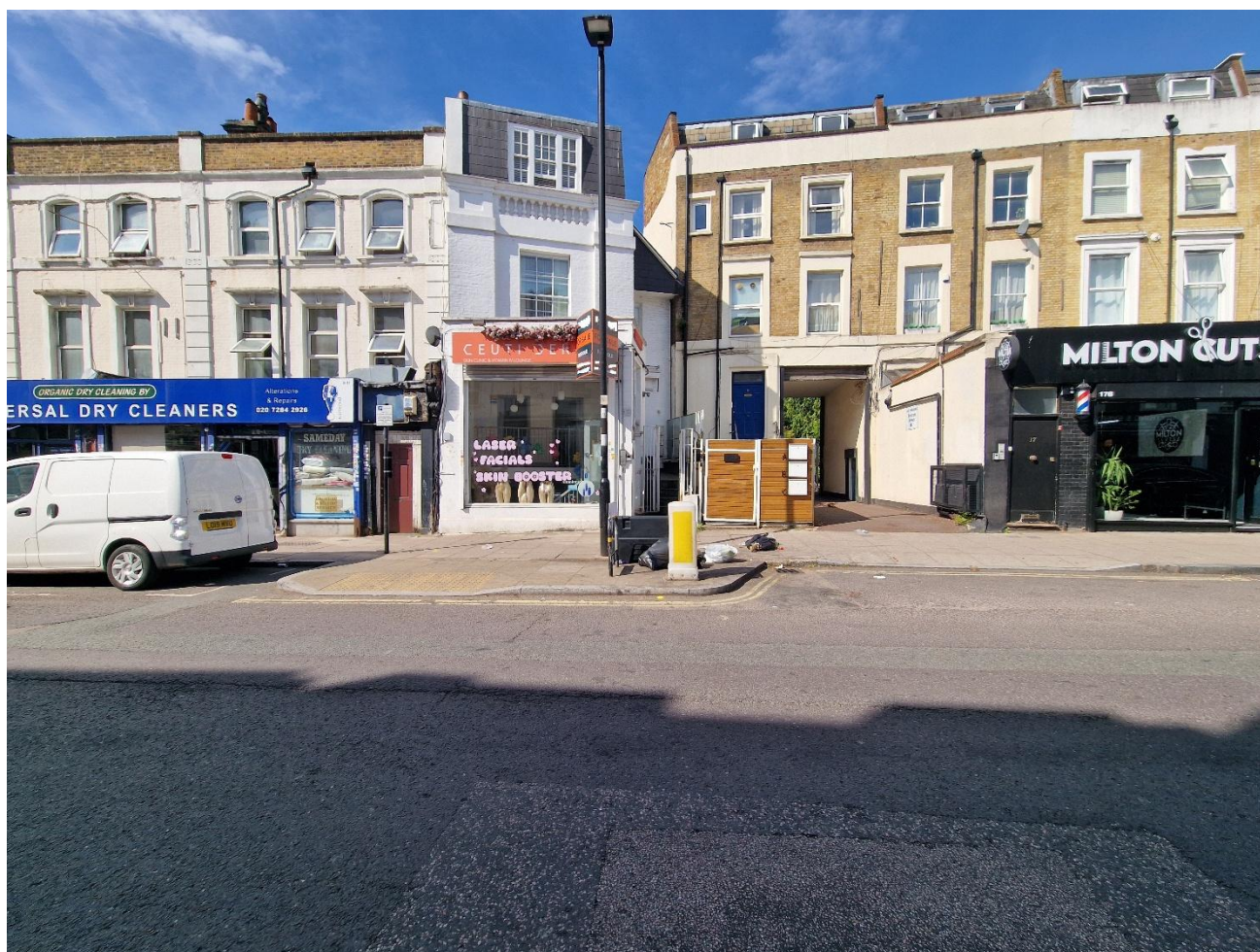
PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

FOR SALE

FREEHOLD INVESTMENT



**13 BRECKNOCK ROAD, KENTISH TOWN
LONDON N7 0BL**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



13 BRECKNOCK ROAD, KENTISH TOWN LONDON N7 0BL

LOCATION	The property is situated on the west side of Brecknock Road, in an up and coming location approximately ten minutes walk from Kentish Town station (Northern Line and Thameslink).	
DESCRIPTION	Comprising an attractive mixed used period property in an established neighbourhood pitch. The commercial unit has recently been let to an established dog grooming business, on terms summarised below. Date of lease:- 30th October 2025 Annual rent:- £26,000 pax Term:- 5 year lease, grated inside the provisions of the Landlord & Tenant Act for security of tenure Lease:- Full, repairing and insuring Tenant:- Dog Grooming Camden Limited Rent deposit:- £7,800 Permitted User:- Class E(a) The unit has an impressive double height entrance area with floor to ceiling height of approx. 4 metres, a mix of open plan space and several treatment rooms, glazed frontage, mechanical shutter, air con, kitchenette and WC. The Freehold interest also includes three flats which have been sold off on 250 year leases from 2015. The flats currently produce ground rents of £1,400 per annum in total.	
AREA	Upper ground floor	224 sq ft
	Lower ground floor	691 sq ft
<i>All areas per VOA</i>	TOTAL	915 sq ft
HIGHLIGHTS	* Freehold * Attractive lot size * Attractive yield * 10 mins to Kentish Town tube * Ground rents from 3 flats * Up and coming location * Fully fitted retail unit * Investment property	
PRICE	£350,000	
TENURE	Freehold	
BUSINESS RATES	Rateable value of commercial unit £10,750. This is not the rates payable. We understand rates payable are approx. £4,107 per annum, however 100% relief is available for occupiers under the Small Business Rates Relief scheme. Interested parties are advised to confirm directly with London Borough of Camden. The terms of the lease to Dog Grooming Camden Limited require that they are responsible for business rates.	

VAT The property is VAT elected. It is our understanding that VAT will **NOT** be charged on the sale due to TOGC rules. Interested parties to take their own advice.

EPC D/77

VIEWING Strictly by appointment through sole agent
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