



FREE OF TIE LEASE FOR SALE, KENTISH TOWN, NW5

CAMDEN'S DAUGHTER, 289-291 KENTISH TOWN ROAD, LONDON, NW5 2JS

- Prominent corner property on Kentish Town Road, within 150m of Kentish Town rail / tube station
- 20 year lease expiring in February 2035
- Passing rent £90,000 per annum (free of all ties) for the whole building
- Extensive office and residential accommodation in the upper floors with self contained access
- Recently refurbished including trade kitchen

LEASE FOR SALE – fully fitted and equipped

OFFERS IN EXCESS OF £200,000

SUBJECT TO CONTRACT – sole selling agents

LONL359

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Location

The property is situated within the fashionable Kentish Town district, in an area administered by the London Borough of Camden. Camden's Daughter occupies a prominent corner position fronting Kentish Town Road at its junction with Holmes Road. Nearby occupiers include Franco Manca, Wahaca and Beef & Brew. Kentish Town Underground (Northern Line) and Railway Station is approximately 150 metres to the north.

A location plan is enclosed.

Description

An attractive corner sited property with three storeys over basement.. Internally, the property has been recently refurbished to comprise an open plan ground floor trade area with a bar servery, open kitchen and electrical hoist. There is self-contained access to the upper floors with an entrance via Holmes Road. The first floor has customer WCs and an office with two rooms which was formerly a trade area. The second floor includes four bedrooms, kitchen and living room. The basement comprises usual cellarage / storage, office, walk in fridge and a kitchen.

Using the online ProMap measuring service the building footprint is calculated to be: -

104 sq m (1,119 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Camden it has been established that the property has a Premises Licence permitting the sale of alcohol from 11:00 am until 12:00 am Monday to Sunday.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £32,750.

Tenure

Free of tie leasehold with a passing rent of £90,000 per annum, expiring in February 2035. A copy of the lease is available upon request.

Basis of Sale

Premium offers are invited for the leasehold interest and contents. Subject to Contract.

The Business

The premises currently operates as a brewery tap for Camden Town Brewery which is situated adjacent to the nearby Kentish Town West Railway Station (London Overground Line).

Camden's Daughter has 13 taps of draught beer together with various cans and bottles all products from Camden Town Brewery. The food menu includes a mixture of burgers, sandwiches, chicken wings etc.

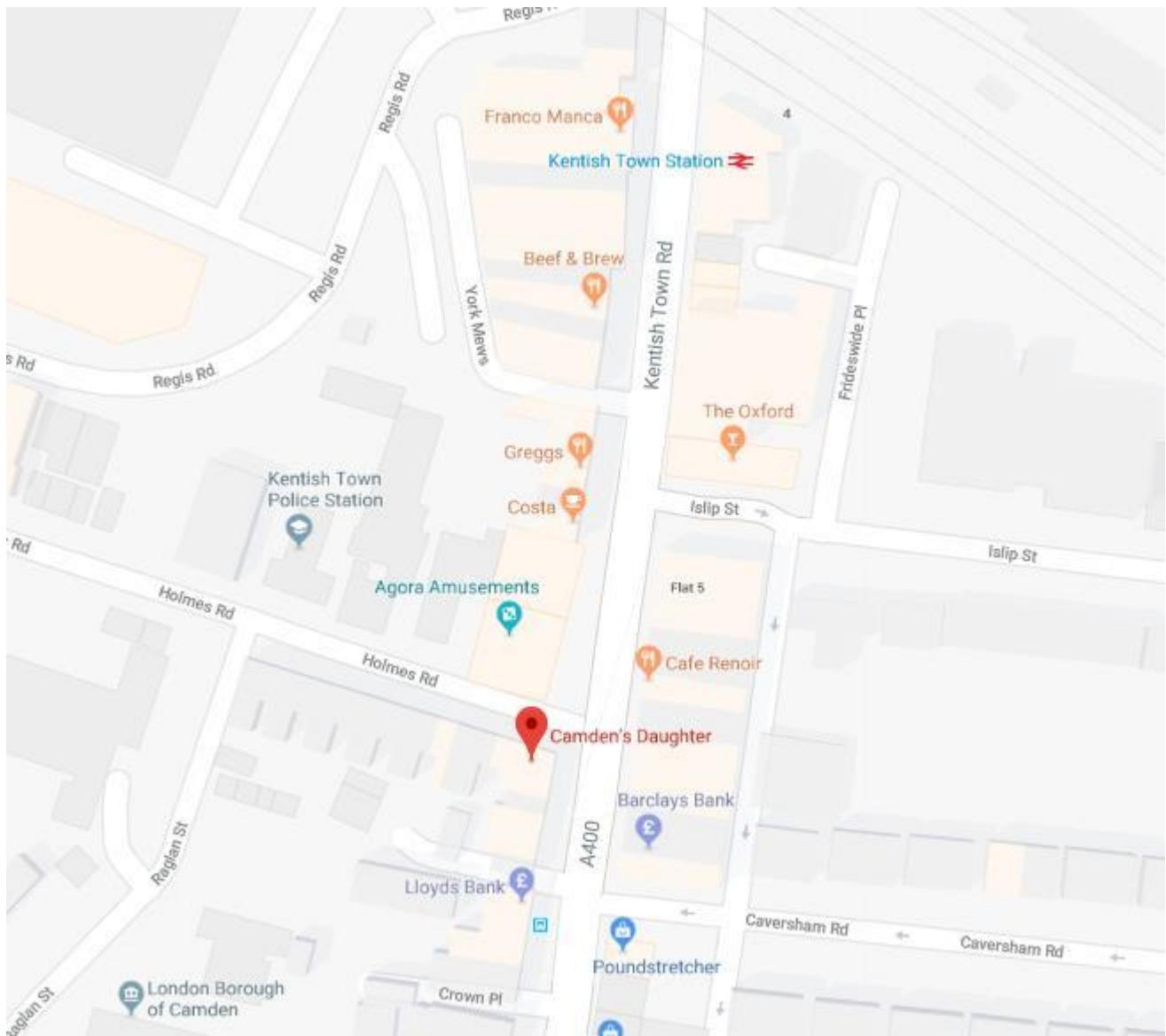
Further Information & Viewing

The staff and management are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

Please initially visit the premises on a discreet customer basis. For further information, please contact Michael Penfold of the sole selling agents on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

Available upon request.



Google Maps. Not to scale - Provided for indicative purposes.