

FREEHOLD MIXED USE INVESTMENT

# THIRTYNINE PARKWAY

CAMDENTOWN LONDON, NW1



# INVESTMENT SUMMARY

- Terraced building in the heart of Camden located in close proximity to multiple transport links
- The ground floor is let to Oliver Bonas at £52,500 pa expiring 2023. The upper parts are let on an Assured Shorthold Tenancy at £39,519.96 pa
- Arranged over basement, ground, first and second floors
- Freehold
- Offers in excess of £1.65m (One million, six hundred and fifty thousand).

## LOCATION

The property is located in a prime position on Parkway, close to the junction with Arlington Road.

Camden Town Underground Station is approximately 100 metres away. Nearby traders include Yamcha, Strada, Cote Brassiere, GAP, Cafe Nero, Starbucks, Odeon Cinema, & Pizza Express.

Camden Town is serviced by multiple transport links, Camden Town Underground station (Northern Line) which provides quick access to West End, City and London Suburbs. Camden also has excellent road communications with the A1, A41, A5 and A502 all easily accessible.

Camden Market has been ranked as London's fourth-largest attraction with approximately 100,000 people visiting the stalls and shops each weekend. The market has approximately 280 stalls and 54 shops. The Camden area generates £1.2 billion from visitor spending and has 24,400 businesses, which is the second largest in London after Westminster.

## DESCRIPTION

39 Parkway comprises a terraced building arranged over 4 floors (basement, ground, 1st and 2nd floors). The ground and basement floors have retail use with the two upper floors arranged as a 3 bedroom maisonette (accessed via its own self contained entrance).

There is also a large terrace at 1st floor level.

## TENANT

Oliver Bonas is a home ware and fashion retailer who have been established since 1993, they now occupy 55 stores nationwide. Oliver Bonas have made an increased profit year on year with their latest accounts showing a net profit in excess of £850,000. (Source - Companies House).

## ACCOMMODATION

Floor Areas	Approximate	
	(Sq ft)	(Sq m)
Basement	259	24.06
Ground	760	70.61
First	420	39.2*
Second	300	27.87
<b>Total</b>	<b>1739</b>	<b>161.74</b>

\*Plus terrace of 415.09 sqft (38.56 sqm)

## TENURE

Freehold.

## TENNANCY

**Retail** - Let to Oliver Bonas at a commencing rent of £52,500 per annum for a term of 10 years from 29th September 2014. The next rent review will be in September 2019.

**Residential** - Let on an Assured Shorthold tenancy for a term of 12 months from the 5th July 2016 at £39,519.96 PA.  
Total current income £92,019.96 PA.

## PROPOSAL

Offers in excess of **£1.65m** (One million, six hundred and fifty thousand pounds).

## VAT

Not applicable.

## EPC

To be provided.

For further information or if you wish to arrange an inspection, please contact the sole agents, Robert Irving Burns:

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### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is no way guaranteed.



