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OFF-MARKET INVESTMENT OPPORTUNITY

132–136 Royal College Street

Camden, London NW1 0TA

Offers in the region of £4,350,000

DESCRIPTION

Georgian Freehold, Six Flats & Office

A Georgian freehold building under one title at 132–136 Royal College Street, Camden NW1.

The property comprises six residential apartments and one ground floor office unit.

The office unit (1,442 sq ft) is currently vacant. The current owner has had indicative plans drawn up for a mixed scheme of houses and apartments, and there is further potential to add an additional floor, with a precedent already set by the neighbouring property.

The property is a short walk from Camden Town station and approximately twenty minutes' walk from Euston Station.

TENURE

Freehold, under one title.

ASKING PRICE

OIRO £4,350,000

TOTAL UNITS

7 (6 flats, 1 office)

TOTAL FLOOR AREA

6,754 sq ft / 627.5 sq m

PASSING RENT

£187,012 p.a.

UNIT SCHEDULE

UNIT	TYPE	SQ FT	RENT P.A.
Ground – 132	3 bed flat	2,000	£65,000
Ground – 134	2 bed maisonette	970	£25,800
1st – Flat A, 134	2 bed flat	582	£25,200
2nd – Flat B, 134	2 bed flat	602	£28,212
1st – Flat D, 136	2 bed flat	732	£20,000
2nd – Flat C, 136	2 bed flat	668	£22,800
Ground – Office, 136	Office (vacant)	1,200	–
Total		6,754	£187,012

INVESTMENT SUMMARY

Six residential flats let on individual tenancies, with one ground floor office unit currently vacant. The vacant office represents reversionary upside, alongside redevelopment potential subject to consent.

Income & Investment Metrics

FIGURES BASED ON CURRENT PASSING RENT. OFFICE UNIT VACANT.

UNIT	SQ FT	SQ M	RENT P.A.
Ground – 132 RCS, 3 bed flat	2,000	185.81	£65,000
Ground – 134 RCS, 2 bed maisonette	970	90.12	£25,800
1st – Flat A, 134 RCS, 2 bed flat	582	54.07	£25,200
2nd – Flat B, 134 RCS, 2 bed flat	602	55.93	£28,212
1st – Flat D, 136 RCS, 2 bed flat	732	68.01	£20,000
2nd – Flat C, 136 RCS, 2 bed flat	668	62.06	£22,800
Ground – Office, 136 RCS (vacant)	1,200	111.48	–
Total	6,754	627.48	£187,012

NOTES

Office unit (1,200 sq ft) is vacant and excluded from passing rent. Asking price represents a gross yield of approximately 4.3% on current passing rent, before accounting for reversion on the vacant office.

ASKING PRICE

OIRO £4,350,000

PASSING RENT

£187,012 p.a.

GROSS YIELD (CURRENT)

4.30%

Based on passing rent against asking price

PRICE PER SQ FT

£644

TENURE

Freehold

Camden, NW1

Royal College Street runs between Camden Town and St Pancras, within Camden's established residential and commercial core. The street comprises a mix of period freehold buildings, many converted to residential and office use.

Camden Town underground station (Northern Line) is a short walk from the property. Euston Station, served by mainline and underground services, is approximately twenty minutes on foot.

The immediate area includes Camden Market, Regent's Canal, and the wider Camden Town retail and hospitality offer. St Pancras International and King's Cross are within easy reach for mainline and Eurostar connections.

TRANSPORT

Camden Town Station (Northern Line)	0.4 miles
Camden Road Station (Overground)	0.3 miles
King's Cross St Pancras	1.1 miles
Euston Station	1.2 miles

LOCAL CONTEXT

Camden Market	0.5 miles
Regent's Canal	0.3 miles
Regent's Park	0.9 miles

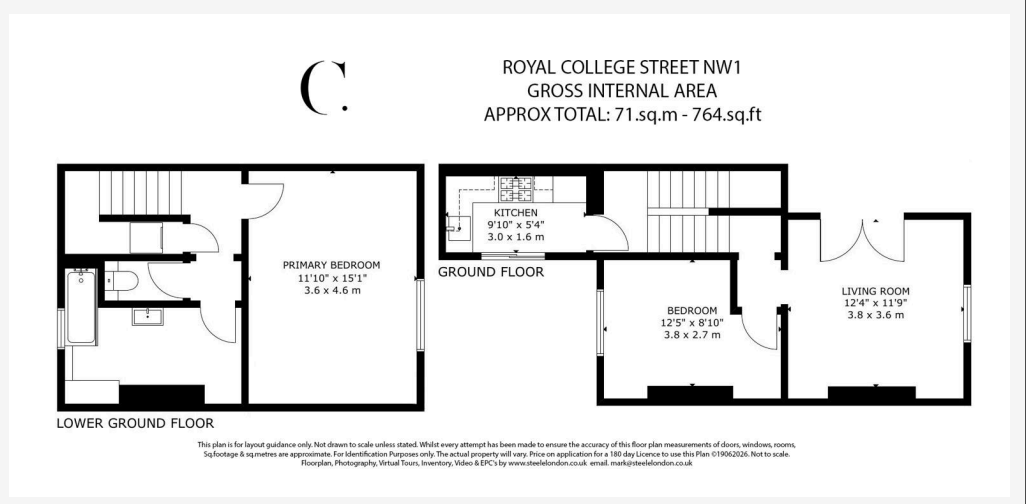


132 & 134 Royal College Street

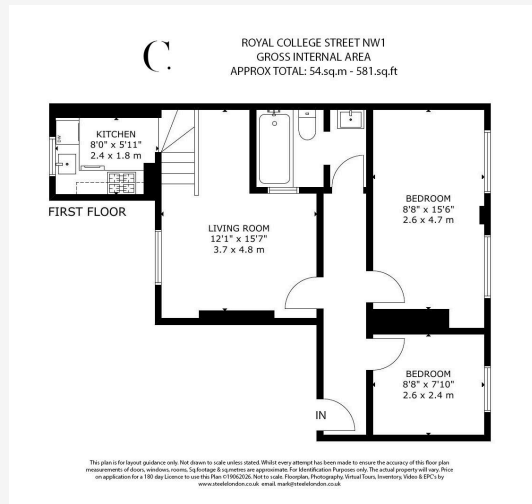
132 RCS — 3 BED FLAT · 2,049 SQ FT



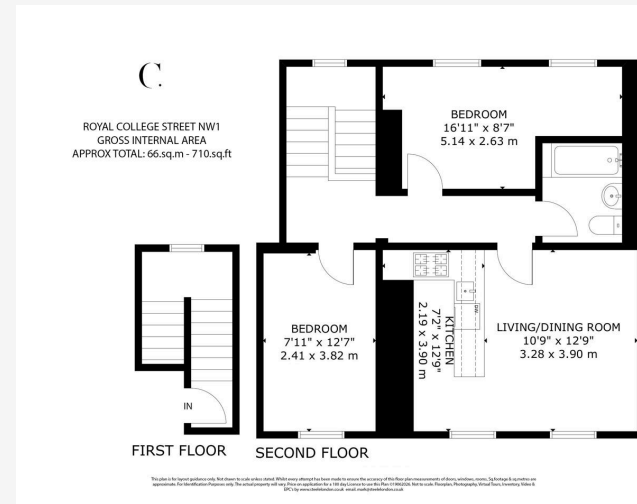
134 RCS GROUND — 2 BED MAISONNETTE · 764 SQ FT



FLAT A, 134 RCS (1ST FLOOR) — 2 BED · 581 SQ FT

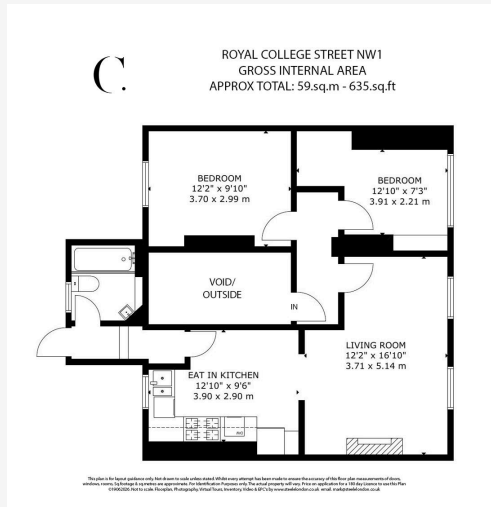


FLAT B, 134 RCS (2ND FLOOR) — 2 BED · 710 SQ FT

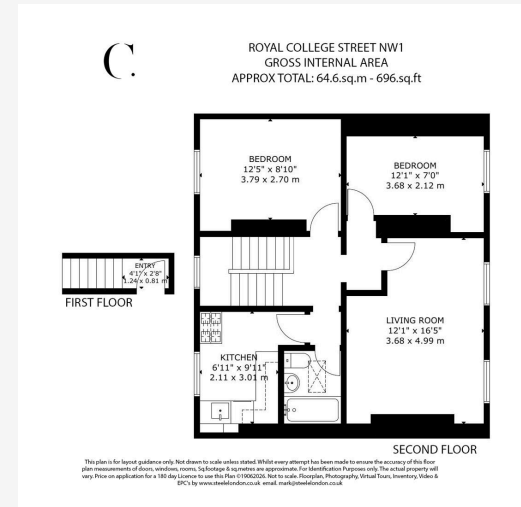


136 Royal College Street

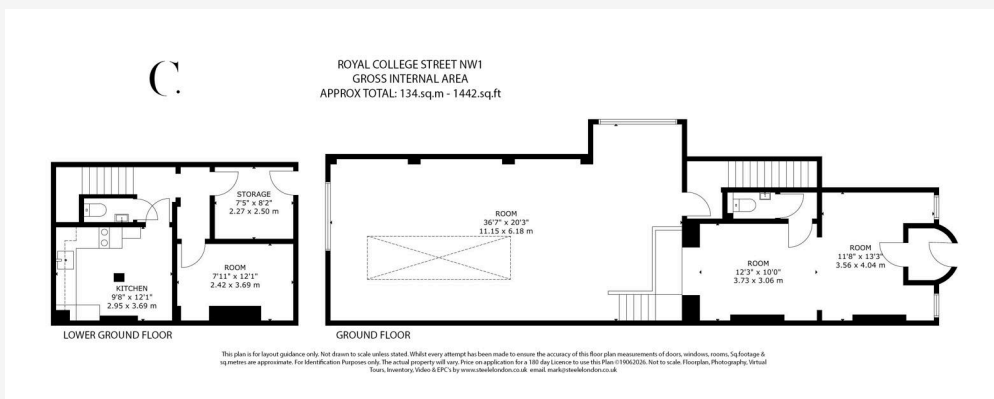
FLAT D, 136 RCS (1ST FLOOR) — 2 BED · 635 SQ FT



FLAT C, 136 RCS (2ND FLOOR) — 2 BED · 696 SQ FT



OFFICE, 136 RCS (GROUND & LOWER GROUND) — 1,442 SQ FT



TOTAL FLOOR AREA
6,754 sq ft
 627.48 sq m across 7 units

Arranging a Viewing

- 01 Viewings are strictly by appointment only and are coordinated directly through Calibre Acquire.

 - 02 Contact our team using the details below to arrange a convenient time.

 - 03 Our team will confirm access arrangements with the current tenants and managing agent ahead of your visit.
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CALIBRE ACQUIRE

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ENQUIRIES

enquiries@calibreacquire.co.uk

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