

Mixed Use Freehold. 148 Kentish Town Road, London NW1 9QB

A freehold mixed-use building on Kentish Town Road, NW1 amongst the shops, restaurants and travel amenities of both Kentish Town and Camden.

The property comprises a commercial unit with 5 flats above totalling c4838 sq ft of accommodation with a total income of c£153,636 pa.



Demise	Accommodation	Income PA	Size Approx	Comments
Commercial	Retail Unit Mezzanine Office Rear Office Basement	£47,000	495 sq ft (46.56 sq m) 106 sq ft (9.84 sq m) 843 sq ft (78.34) 843 sq ft (78.34)	15 years from 18.12.13 with 5 yearly reviews
Flat 1	Studio Flat	£15,600	296 sq ft (27.50 sq m)	Let on AST
Flat 2	Studio Flat	£17,400	360 sq ft (33.50 sq m)	Let on AST
Flat 3	Studio Flat	£18,000	323 sq ft (30 sq m)	Let on AST
Flat 4	1 Bedroom	£23,636	633 sq ft (58.8 sq m)	On Airbnb (Figures Show the income for the last 10 months)
Flat 5	2 Bedroom Duplex	£35,000 ERV	939 sq ft (87.2 sq m)	Due to exchange shortly at a price of £700,000 - (If let on an AST the ERV is in excess of £32,000)
TOTAL		c£153,636 pa	4,838 sq ft (450.08 sq m)	

Please click on the following link for further information including photos and a brochure for one of the units that has been on the market recently:

[Data Room](#)

Price on application.

Please contact either Ben Bloomfield or Daniel Reuben for further information or to arrange access:

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