



229 Royal College Street

London, NW1 9LT

**Outstanding Mixed-Use
opportunity with
unparalleled local
provenance.**

2,153 sq ft
(200.02 sq m)

- For sale for the first time in 90 years.
- Significant potential for redevelopment (STPP).
- Undeveloped split level Duplex.
- Attractive Capital Value at just £326/sq ft.
- Subject to the occupying lease.

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Summary

Available Size	2,153 sq ft
Price	£725,000
Business Rates	Upon Enquiry
EPC Rating	D (80)

Description

This is a truly unique opportunity to acquire an unbroken freehold in this prestigious Camden location for the first time in 90 years. Arranged across four floors there is significant potential to explore a renovation of the upper floors and basement alongside a mansard roof extension as has been demonstrated by a number of the adjoining properties (STPP).

The property is tenanted under an FRI lease contracted inside the 1954 Landlord & Tenant Act holding over from the 27th November 2015. Trading as Castle's Pie & Mash, this brand has operated from this location since 1934 and holds significant provenance within the local area. The shop has featured in the recent 'Back to Black' film, the Financial Times weekend edit and a Museum of London publication showcasing some of the most exceptional food heritage locations of London.

Location

Located a short walk to the centre of Camden Town offering a wealth of shops and eateries including Pret a Manger, Blank Street Coffee, Boots & Wasabi. The Regents Canal is within a close proximity as well as transport links from both Camden Town (Northern Line) and Camden Road (Overground). The area has seen significant investment in recent years and has become one of the most desirable amongst London's central hubs.

Terms

Title and Tenure: The Freehold Interest is offered for sale subject to the occupying tenancies. Title Number: 267499.

Rateable Value: £23,500. Interested parties are advised to make their own enquiries with the Local Authority (Camden Council).

Method of Sale: The building will be sold by way of Private Treaty.

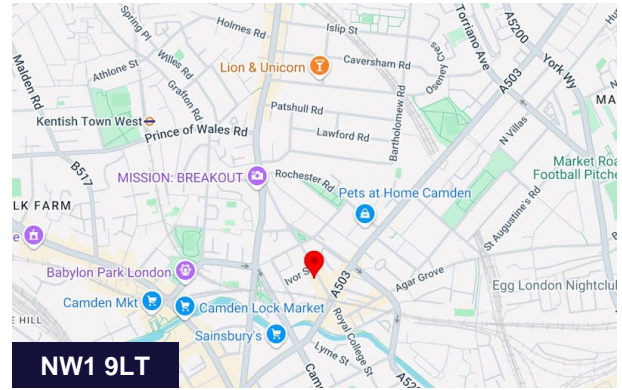
VAT: Not applicable.

Viewings: Strictly through sole agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment.

EPC: Available on request.

Current Rent: c. £18,000 P/A

'Guide Price': £725,000 for the Freehold interest, subject to contract.



Viewing & Further Information



Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk



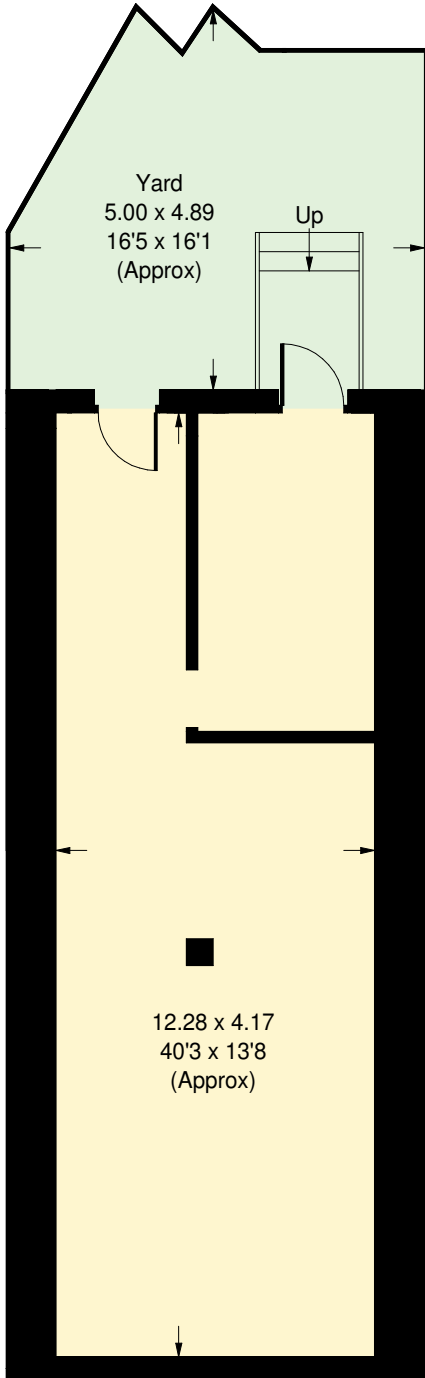
Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

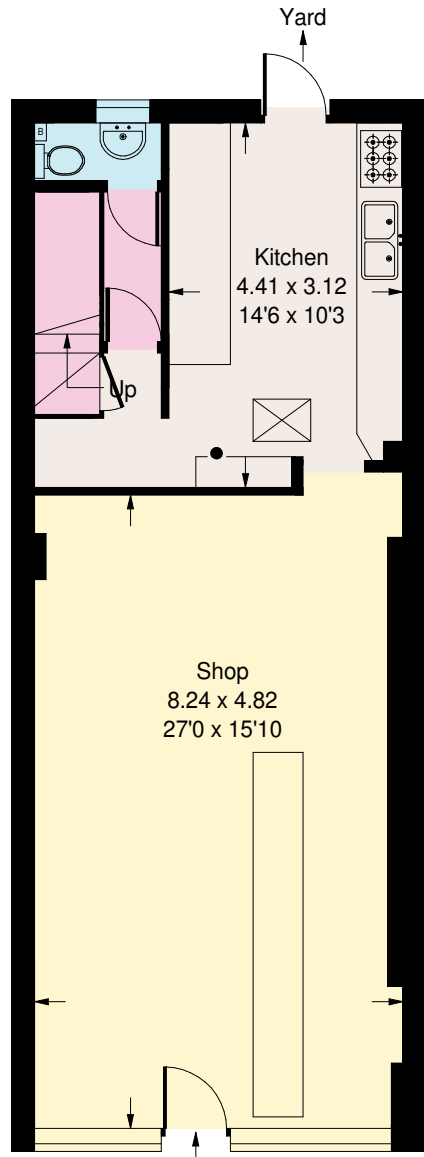
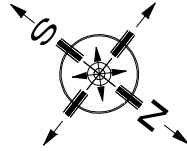
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Royal College Street, NW1

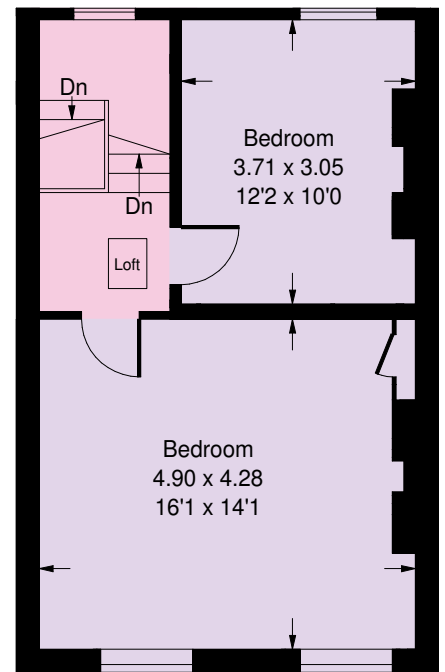
Approx Gross Internal Area
200.0 sq m / 2153 sq ft
(Excluding Void)



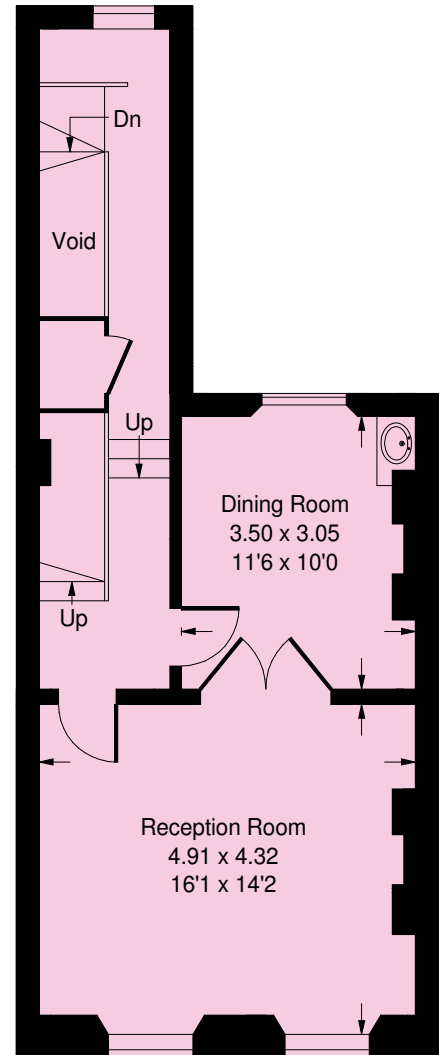
Basement



Ground Floor



Second Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.